

**PB# 90-36**

**ACKER, VAN LEEUWEN &  
FIEDELHOLTZ**

**55-1-91 & 92**

ACKER, VAN LEEUWEN & FIEDELHOLTZ #90-36  
LOT LINE CHANGE - BEATTIE RD.  
(GREVAS & HILDRETH)

Approved 9/12/90

# General Receipt

11507

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

Received of Hevany Hildreth PC July 20 1990 \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application fee #90-36

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK #2112</u>		<u>\$25.00</u>

By Pauline J. Townsend  
Town Clerk

# General Receipt

11628

**TOWN OF NEW WINDSOR**

555 Union Avenue  
New Windsor, N. Y. 12550

Received of Carol Fiedelholz September 18, 1990 \$ 72 <sup>50</sup>/<sub>100</sub>

Seventy-two and 50/100 DOLLARS

For Planning Board Engineering Fees (P.B. #90-36)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK #2304</u>		<u>\$72.50</u>

By Pauline J. Townsend  
Town Clerk

Title

90-36

Map Number 10032

Section 55 Block 1 Lot 94+  
92

City  
Town  
Village

New Windsor

Title: William J. Acker, Dolores Acker  
and Henry Van heeuwen + Jerald Fiedelholz

Dated: 7-19-90 Filed 9-28-90

Approved by Daniel C. McCarville  
on 9-12-90

Record Owner Henry Van heeuwen + Jerald

Fiedelholz, William  
+ Dolores Acker

MARION S. MURPHY  
Orange County Clerk

(1 Sheet) - hot line change

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/05/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE

APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/08/90	P.B. APPEARANCE	L.A./NEG.DEC APPROVE

This is to certify that the obverse  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED: *Stephanie Neft*  
Deputy Registrar



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
(914) 563-4630

*Rec'd. TA  
Office 11/21/95*

October 5, 1994  
FAX: 914-56304693

*(AB)*

Honorable Benjamin Altman  
Supreme Court Justice  
SUPREME COURT - ORANGE COUNTY  
County Government Center  
Goshen, N. Y. 10924

RE: CURANOVIC, ANTON v. PARK VIEW HOLDING CORP., et al  
Index #6159/92

Dear Judge Altman:

As directed in a Judicial Subpoena Duces Tecum served on this office on this date, enclosed please find certified documents concerning the above subdivision of tax lots identified on the Town of New Windsor tax map as Section 55, Block 1, Lots 91 and 92.

If you require additional information, please do not hesitate to contact this office.

Very truly yours,

*J. Tad Seaman* *(AB)*

MC GUIRK, LEVINSON, ZECCOLA,  
SEAMAN, REINEKE & ORNSTEIN P.C.  
By: J. Tad Seaman

JTS/PAB  
Attachments

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE  
APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	07/20/90	MUNICIPAL HIGHWAY	/ /	
ORIG	07/20/90	MUNICIPAL WATER	07/20/90	APPROVED
ORIG	07/20/90	MUNICIPAL SEWER	/ /	
ORIG	07/20/90	MUNICIPAL SANITARY	07/20/90	APPROVED
ORIG	07/20/90	MUNICIPAL FIRE	07/23/90	APPROVED
ORIG	07/20/90	PLANNING BOARD ENGINEER	/ /	

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SIGNED: Stephanie Neft  
Deputy Registrar

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE  
APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/20/90	APPLICATION FEE	CHG	25.00		
07/20/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

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Town of New Windsor, N. Y

SIGNED: *Stephanie Neft*  
Deputy

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/18/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Other engineering

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE  
APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/17/90	ENG. FEE/LOT LINE CH	PAID		72.50	
09/17/90	ENG.FEE/LOT LINE CHG	CHG	72.50		
		TOTAL:	72.50	72.50	0.00

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SIGNED: Stephanie Keft  
Deputy Registrar

90-36

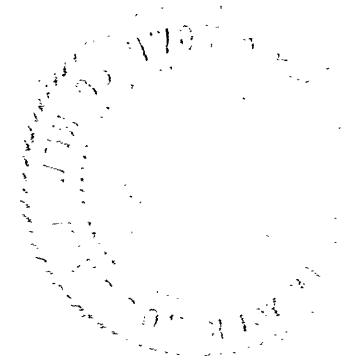
Map Number 10032 City New Windsor  
Section 55 Block 1 Lot 94+ Town New Windsor  
Village 92

Title: William J. Acker, Dolores Acker  
and Henry Van heeuwen + Gerald Fiedelholz

Dated: 7-19-90 Filed: 9-28-90

Approved by: Daniel C. McCarville  
on 9-12-90

Record Owner Henry Van heeuwen + Gerald  
Fiedelholz, William MARION S. MURPHY  
+ Dolores Acker Orange County Clerk  
(1 Sheet) - hot line change



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SIGNED: Stephanie Heft  
Deputy Registrar

**JERALD FIEDELHOLTZ, P. C.**

ATTORNEY AND COUNSELLOR AT LAW

JERALD FIEDELHOLTZ

VERN LAZAROFF  
MICHAEL A. KRAIZA

JANICE SUCHOWIECKI  
PARALEGAL

POST OFFICE BOX 4088

270 QUASSAICK AVENUE

*New Windsor, New York 12553*

(914) 562-4630

FAX # (914) 562-7880

September 14, 1990

Town of New Windsor  
Building Department  
555 Union Avenue  
New Windsor, NY 12553

RE: Acker Property  
55-1-92

Dear Sir/Madam:

Enclosed herewith please find check number 2304 in the amount of SEVENTY TWO AND 50/100 (\$72.50) DOLLARS representing filing fees for lot line change in the above referenced matter.

Very truly yours,

JERALD FIEDELHOLTZ

JF:srs  
Enclosure

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SIGNED: *Stephanie Heft*

*Deputy* Registrar

**JERALD FIEDELHOLTZ, P. C.**

ATTORNEY AND COUNSELLOR AT LAW

JERALD FIEDELHOLTZ

\_\_\_\_\_  
VERN LAZAROFF  
MICHAEL A. KRAIZA

\_\_\_\_\_  
JANICE SUCHOWIECKI  
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Very truly yours,

  
JERALD FIEDELHOLTZ

JF:srs  
Enclosure

Orig.  
90-36  
JUL 17 1980

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Geras - Hibbitts for the building or subdivision of  
Acker - Van Leeuwen & Fieldholtz has been  
reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

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- Town of New Windsor, N. Y. -

SIGNED: Stephanie Neft  
Deputy Registrar  
cc: M.E.

ACKVF.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 July 1990

SUBJECT: Acker, VanLeewen & Fiedelholz Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-36

DATED: 17 July 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-070

A review of the above referenced subject lot line change was conducted on 23 July 1990.

This lot line change is acceptable.

PLANS DATED: 17 July 1990; Revision 2.

*Robert F. Rodgers*  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

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Town of New Windsor, N. Y.

SIGNED: *Stephanie Neft*  
Deputy Registrar

CC: M.E.

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

18 July 1990

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Att: Ms. Myra Mason, Planning Board Secretary

SUBJECT: PLANNING BOARD ITEMS, AUGUST 8, 1990 AGENDA

Dear Ms. Mason:

Attached please find the following items for the next planning Board agenda:

1. Maharay and Petro Lot - Line Change; application fee, application, proxy statements, a completed check list, Short Environmental Assessment Form and fifteen (15) copies of the plan;
2. Acker, Van Leeuwen, Fiedelholtz Lot - Line Change; application fee, application, proxy statement, check list, Short Environmental Assessment Form and fifteen (15) copies of the plans.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

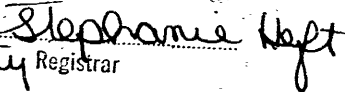
Very truly yours,



William B. Hildreth, L.S.

encl/as  
WBH/cmg

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Town of New Windsor, N. Y.

SIGNED:   
Deputy Registrar



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** PARKVIEW HOLDING CORP. SUBDIVISION  
**PROJECT LOCATION:** BEATTIE ROAD  
SECTION 55-BLOCK 1-LOT 92  
**PROJECT NUMBER:** 92-9  
**DATE:** 13 MAY 1992  
**DESCRIPTION:** THE APPLICANT PROPOSES A MINOR SUBDIVISION OF A  
5.06 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 11 MARCH 1992 PLANNING BOARD  
MEETING.

1. The plan has been revised to indicate a finished ground floor elevation for the house on Lot 2, such that the slope of the driveway (with the future Town Road) appears acceptable.
2. The Applicant indicates a temporary easement for slope construction, on the lands of Shiraldi. Has the adjoining property owner agreed to this easement? The Board should have some indication of same on record.
3. The "Typical Road Section" shown on the plan does not comply with the Rural Street detail of the Town street specifications. This configuration appears to provide additional paved roadway, which would likely be acceptable to the Highway Superintendent; however, his approval should be on file with the Board.

As well, the Highway Superintendent's acceptance of the layout of the stormwater catch basins should also be on record. It is my recommendation that an additional basin be provided on the south side of the roadway, just above the start of the cul-de-sac.

4. With regard to the Detail Sheet 2, I have the following comments:
  - a. The minimum depth for the curtain drain should be dimensioned to the perforated pipe, rather than the bottom of trench.

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SIGNED: *Stephanie Neft*  
Deputy Registrar

Licensed in New York, New Jersey and Pennsylvania

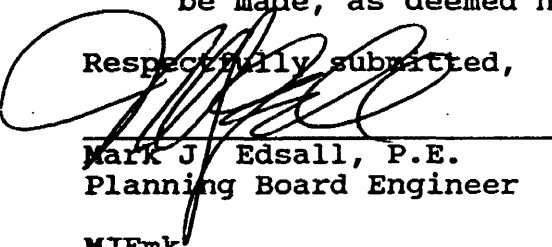
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: PARKVIEW HOLDING CORP. SUBDIVISION  
PROJECT LOCATION: BEATTIE ROAD  
SECTION 55-BLOCK 1-LOT 92  
PROJECT NUMBER: 92-9  
DATE: 13 MAY 1992

- b. The catch basin detail should indicate a minimum wall thickness of 12". In addition, the pipe must be fully coated, with paved invert.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. The applicant should be directed to submit a Public Improvement Bond Estimate to the Town Engineer for review.
7. The applicant should submit the descriptions and Offers of Dedication to the Planning Board Engineer and Town Attorney for review.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

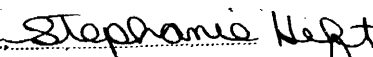
  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A: PARKVW2.mk

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Town of New Windsor, N. Y.

SIGNED

  
Deputy Registrar

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/05/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 92-9

NAME: PARKVIEW HOLDING CORP. MINOR SUBDIVISION  
APPLICANT: STROLI, DAVID (PRESIDENT)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/24/93	P.B. APPEARANCE (DISCUSSION) . PERMISSION GRANTED TO INSTALL CURTAIN DRAIN ON PROPERTY	REQUEST PERMISSION
11/03/92	WORK SESSION APPEARANCE	REVISE & RETURN
09/01/92	WORK SESSION APPEARANCE . NEED REVISED PLANS AND MUST RETURN TO WORK SHOP	MUST RET. TO W.S.
05/13/92	P.B. APPEARANCE	SITE VISIT 5/20/92
03/11/92	P.B. APPEARANCE	LA/WAIVE P.H.
02/04/92	WORK SESSION APPEARANCE	REVISE & SUBMIT

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SIGNED: Stephanie Heft  
Deputy Registrar

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/24/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-9

NAME: PARKVIEW HOLDING CORP. MINOR SUBDIVISION

APPLICANT: STROLI, DAVID (PRESIDENT)

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/03/92	MUNICIPAL HIGHWAY	05/08/92	SUPERSEDED BY REV1
ORIG	03/03/92	MUNICIPAL WATER	03/04/92	APPROVED
ORIG	03/03/92	MUNICIPAL SEWER	05/08/92	SUPERSEDED BY REV1
ORIG	03/03/92	MUNICIPAL SANITARY	05/08/92	SUPERSEDED BY REV1
ORIG	03/03/92	MUNICIPAL FIRE	03/04/92	APPROVED
ORIG	03/03/92	PLANNING BOARD ENGINEER	05/08/92	SUPERSEDED BY REV1
ORIG	03/12/92	O.C. PLANNING DEPT.	03/24/92	LOCAL DETERM.
REV1	05/08/92	MUNICIPAL HIGHWAY	02/01/93	SUPERSEDED BY REV3
REV1	05/08/92	MUNICIPAL WATER	05/11/92	APPROVED
REV1	05/08/92	MUNICIPAL SEWER	02/01/93	SUPERSEDED BY REV3
REV1	05/08/92	MUNICIPAL SANITARY	02/01/93	SUPERSEDED BY REV3
REV1	05/08/92	MUNICIPAL FIRE	05/11/92	APPROVED
REV1	05/08/92	PLANNING BOARD ENGINEER	02/01/93	SUPERSEDED BY REV3
REV2	11/03/92	MUNICIPAL HIGHWAY	12/08/92	APPROVED
REV3	02/01/93	MUNICIPAL HIGHWAY	/ /	
REV3	02/01/93	MUNICIPAL WATER	02/01/93	APPROVED
REV3	02/01/93	MUNICIPAL SEWER	/ /	
REV3	02/01/93	MUNICIPAL SANITARY	/ /	
REV3	02/01/93	MUNICIPAL FIRE	02/01/93	APPROVED
		. DEVELOPER SHOULD CONTACT F.I. TO NAME STREET		
REV3	02/01/93	PLANNING BOARD ENGINEER	/ /	

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SIGNED:

*Stephanie Vogel*  
Deputy Registrar

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 CK 11422 Pd.

ESCROW:

RESIDENTIAL:

2 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 300.00  
LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$  
LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$ 300.00 Pd

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$  
FINAL PLAT SECTION FEE.....\$ 150.00  
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$

\*\*\*\*\*

RECREATION FEES:

LOTS @ \$1000.00 PER LOT.....\$

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$  
PLANNING BOARD ATTORNEY FEES.....\$  
MINUTES OF MEETINGS.....\$  
OTHER.....\$

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$

5% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

*Discussion*  
RESULTS OF P.B. MEETING

DATE: 2-24-93

PROJECT NAME: Port View Holding

PROJECT NUMBER \_\_\_\_\_

LEAD AGENCY: \_\_\_\_\_

NEGATIVE DEC: \_\_\_\_\_

PUBLIC HEARING: \_\_\_\_\_

DISCUSSION:

To request permission to put a certain  
drain at the property

Permission Granted 2/24/93

SEND TO ORANGE CO. PLANNING: \_\_\_\_\_

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVED \_\_\_\_\_ APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

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SIGNED: Stephanie Negt  
Deputy Registrar

Date 3/8/93, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 354 Moores Hill Rd DR.  
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
2/24/93		Planning Board Meeting	75 00	
		Misc - 2 9.00		
92-36		Bernhart - 9 40.56		
93-6		Toohy - 6 27.00		
		Windsor Woods - 2 9.00		
92-9		Park View - 7 31.50		
		Foxwood - 21 94.50		
92-42		Windsor Crest - 41 184.50		
		Bucciarelli - 2 9.00	405 00	
			450 00	

*[Signature]*  
3/10/93

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SIGNED Stephanie Hegt  
Deputy Registrar

ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE (90-36)  
BEATTIE ROAD

Elias Grevas, L.S. came before the Board representing this proposal.

MR. VAN LEEUWEN: I'd like to remove myself from the Board for this application.

MR. GREVAS: This is a proposed lot line change to add a portion of tax lot 91 to tax lot 92 in up against the Town of Hamptonburg, Town of New Windsor line to conform to a proposed 50 foot right-of-way in place of an existing 30 foot right-of-way which you can see this is the existing 30 foot right-of-way and this is the proposed 50 foot right-of-way and we are sprinning it around this way a little bit and it is in excess of 50 feet at the boundary line to align the proposed right-of-way toward the piece of property in the Town of Hamptonburg.

MR. SCHIEFER: This is the lot line change right in here?

MR. GREVAS: That is correct, the dark line is the proposed line. The other line, the lighter line is the existing lot line and you can see the distances are on the plan is approximately 60 feet along the boundary which is being eliminated and this line swung over in that direction.

MR. SCHIEFER: I see no problem with this. The only impact there will be a 50 foot right-of-way on Beattie Road instead of a 30 foot, I see no problem with that personally and the rest of it, that is the way he wants to.

MR. PAGANO: I make a motion we approve it.

MR. MC CARVILLE: I make a motion we take lead agency .

MR. PAGANO: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye
Mr. Lander	Aye

MR. MC CARVILLE: I make a motion we declare a negative declaration.

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 Town of New Windsor, N. Y.

SIGNED

Deputy Registrar

MR. PAGANO: I will second that again.

## ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. PAGANO: I make a motion we approve the Acker, VanLeeuwen & Fiedelholz Lot Line Change.

MR. DUBALDI: I will second it.

## ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

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Deputy Registrar

FEBRUARY 24, 1993

PARK VIEW HOLDING SUBDIVISION

MR. PETRO: This is under discussion, not regular item. Bill, proceed.

MR. HILDRETH: This is a subdivision that has been ongoing for sometime, Beattie Road, two lot subdivision. The plan that you see here has finally received approval from the highway department for the entrance onto Beattie Road. If you recall the other plans that we had been working with the entrance was up against the northern property line and we had to move it because of sight distance requirements to the area that it is here. In so moving the sanitary system, proposed sanitary system for lot 1 also slid to the west. We are now outside of the area that was tested. There are some drainage and ground water considerations out there. We are before the board tonight to ask for permission to do some site work involving the installation of a curtain drain so we can retest the area, soils test.

MR. PETRO: Curtain drain along where?

MR. HILDRETH: The curtain drain would be installed in the eastern part of lot 1 in a basically north/south direction, probably to daylight on the north side of the road. Eventually to be hooked into the road drainage when the road is constructed.

MR. PETRO: The purpose for the curtain drainage?

MR. HILDRETH: Dry this area out so we can get in there and do the soils testing in this area. What you have got, you've got an existing culvert that crosses Beattie Road that dumps some water on there. Plus there is ground water considerations there anyway. The curtain drain would have been installed around the sanitary system that we had shown before. But because we've slid this system now to the west it's outside, as you can see, of the test pit and perc test area are here.

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MR. PETRO: Of course I am not an engineer and I don't pretend to be. If you put up the curtain drain wouldn't that alter the actual readings that you will be receiving on the test sites? If the curtain drain is later removed then the readings that you're going to be receiving --

MR. HILDRETH: The curtain drain is never going to be removed. It's permanent.

MR. VAN LEEUWEN: I can't vote on this, okay, but can I say something, Jim? The biggest problem here is this culvert. It dumps all the water from across the way up on top of that hill, all comes down the side of the road. All comes underneath that culvert and runs in that property. He has got to get rid of the water before he can do anything.

MR. LANDER: Bill, one question. The driveway was originally in this corner here. We had another map that showed it this end?

MR. HILDRETH: Disregard that.

MR. LANDER: Disregard that. What was the reason for that?

MR. HILDRETH: That wouldn't work. We tried doing that and it just wouldn't work. I couldn't get the grades.

MR. LANDER: This end here?

MR. HILDRETH: Correct. Plus the sight distance isn't good there either. This is the only place that we could come out.

MR. PETRO: What's the curtain drain going to be made out of, soil?

MR. HILDRETH: Basically digging a ditch and you put a perforated pipe in the bottom and fill it up with stone. The key to doing a curtain drain to make it work is how deep you go.

MR. VAN LEEUWEN: He has got to get water off

FEBRUARY 24, 1993

that roadway.

MR. PETRO: I agree with that 100 percent. My concern is again that you do the curtain drain and once you have your readings and we, you are engineering according to those readings, then the curtain drain A, either fails or disappears or the four inch perforated pipe in there is not working, it's going to change the readings that you received on all your percs.

MR. HILDRETH: I don't think that's likely. Once you dig the trench and fill it up with stone it's there.

MR. BABCOCK: I do know, I was there with the highway superintendent on one occasion. The pipe that comes across the street, one of his requirements is that it has to be picked up in the new road system with a drainage. So once that was picked up you'll eliminate the water that's going there.

MR. HILDRETH: It's my feeling that the curtain drain is necessary anyway.

MR. PETRO: Mark, what's your feeling?

MR. EDSALL: I talked to Bill earlier about this. Obviously there's surface water which is being directed through the culvert and there may be as well some subsurface gradient for ground water moving subsurface. He's looking to pick up both the water coming from the culvert and any subgrade lateral movement of water so that he can have a true percolation reading for the soils versus having those tests affected by the ground water movement. It's an acceptable way to properly test the soils. As Mike said Skip is going to make us redirect all the drainage in that area anyway.

MR. PETRO: Just voicing a concern.

MR. LANDER: Now, we were at a site visit, this is quite awhile back.

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MR. HILDRETH: Last summer, I believe, maybe spring.

MR. LANDER: What was, we had suggested that the road be moved towards, well up, let's see, to the other end of the property here. There was a reason for that. Does anybody remember what it was? Were the grades steep? There is a house right here, too, right, right next door to this property?

MR. HILDRETH: To the north there's a house. But it's setback from Beattie Road quite a ways.

MR. LANDER: You're going to be able to hold a ten percent grade on that?

MR. HILDRETH: Yes, if you look at the bottom of the sheet you can see the profile. Now I remember why we couldn't do this here. We need this linear footage to make up the grade by coming straight down here. You are losing this linear footage.

MR. LANDER: There was something on this end here. I can't remember what it was now. Henry, you don't remember?

MR. VAN LEEUWEN: I wasn't there. I do know one thing, if you put the road on this end it's too steep because I know the property.

MR. HILDRETH: That and the sight distance, it removes it from discussion anyway.

MR. VAN LEEUWEN: He would only allow that point where it was at, because Skippy told me that.

MR. PETRO: He wants it where it is for sight distance.

MR. VAN LEEUWEN: Otherwise you don't get the sight distance.

MR. LANDER: The sight distance even at the other end is not bad. I don't care where he puts the road. But there was a reason why we said we

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didn't want the road at that side of that property. There was a reason, I can't remember what it was now.

MR. PETRO: I do remember talking about it.

MR. VAN LEEUWEN: I wasn't at the meeting.

MR. LANDER: There was a reason.

MR. PETRO: I think we were standing in the road and it was blind and it was very steep coming in off the road.

MR. HILDRETH: By moving it to the south we have gained almost 100 feet, actually a little more than that.

MR. PETRO: You are here strictly for the curtain --

MR. HILDRETH: Permission to work on site. I know with an application before the board the board discourages people going out and doing work in anticipation of approval. So I wanted the board to know what our plans were and why and get permission to do it.

MR. PETRO: I'd like to have in the form of a motion to give permission to Park View Holding Subdivision to erect and build this curtain for, just for directing water off the property so they could further their site plan work.

MR. LANDER: Is there a trailer here now? What's in here now?

MR. PETRO: There was a little trailer.

MR. HILDRETH: Hopefully that's gone. That was mentioned at the last meeting. I asked the property owner about it. He wrote a letter to say no knowledge of anybody there. He had given no one permission. I can supply the board a copy of that, if you would like.

MR. VAN LEEUWEN: Nobody living there because

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there is no windows or nothing. The kids already took care of that. It's still sitting there though.

MR. HILDRETH: It is?

MR. VAN LEEUWEN: Yes.

MR. HILDRETH: Not with the permission of the land owner.

MR. VAN LEEUWEN: I don't know who put it there. I have no idea. It is there. It's not really that you can see it. It's sitting down in. It's not in any, it's not an eye sore.

MR. HILDRETH: A camper or a house trailer?

MR. VAN LEEUWEN: It's an old motor home. The kids busted all the windows in. Flattened all the tires, did a good job.

MR. PETRO: Put this in the form of a motion.

MR. LANDER: I make a motion that we grant construction of a curtain drain to Park View Holding Corporation and only a curtain drain, no other clearing, just for the construction of that curtain drain.

MR. PETRO: Is there a second?

MR. DUBALDI: Second.

MR. PETRO: Motion has been made and seconded that Park View Holding Subdivision receive permission from the New Windsor Planning Board to construct a curtain drain and only a curtain drain so they can continue working on their site plan on Beattie Road. Any further discussion from the board members?

MR. HILDRETH: Due to the weather this won't happen immediately but as soon as the weather allows.

MR. PETRO: I don't think we are putting a time

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restraint on it. Roll call.

MR. LANDER: Aye.

MR. DUBALDI: Aye.

MR. PETRO: Aye.

Residents of Lincolndale Acres  
Lincolndale Acres  
Washingtonville, New York 10992  
October 13, 1992

Mr. James Petro Jr.  
Chairman of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Dear Mr. Petro,

The purpose of this letter is to express our concern of the Planning Boards recent approval of Parkview Corp's sub-Division, which is adjacent to Lincolndale Acres, off Beattie Road. We the families who have signed the attached page, are New Windsor taxpayers and residents of Lincolndale Acres. We were surprised there was no notification to anyone regarding this sub-division, and how it will impact the safety of our children also the quality of life we now enjoy.

These plans call for a town road with 2 lots going into a cul-de-sac, with a temporary easement for a future expansion of this road to access to 17 acres, which would be considered for further sub-division. The site distance for this road from Beattie road is our major concern. Since this is a DANGEROUS curve on the road and several accidents have occurred in the past at this location. Our children wait for their school buses where LINCOLNDALE ACRES ROAD meets BEATTIE ROAD. We feel their safety is being jeopardized and needs the Boards attention. Especially if any further homes will require access from this road.

The remaining issues such as impact of water tables, septic and run offs will be discussed with you and the board once we have been scheduled to be on your meeting agenda.

Please notify us as to the meeting date we can address the Planning Board regarding our overall concerns with this sub-division.

Sincerely,

*Jim Quinton*

THE RESIDENTS OF LINCOLNDALE ACRES  
TOWN OF NEW WINDSOR

201-902-8167

*1/5/93 - Sent copy of  
P.B. Meeting Schedule  
for 1993 - He is to check  
when Parkview is on the  
agenda and then he can  
talk to the Board at that  
meeting. (in)*

RESIDENTS OF LINCOLNDALE ACRES

LAWRENCE & VICKI TORLEY #2

*Lawrence Torley*

STANLEY & VALERIE WOJNICKI #3

*Stanley Wojnicki*

JAMES & GRACE QUINTON #10

*James & Grace Quinton*

LAWRENCE & KATHERINE RUDDEN #4

*Lawrence W. Rudden*

THOMAS & LAURIE NIESDOWSKI #5

*Thomas A. Niesdowski*

WILLIAM & REGINA STEUTZLE #9

*William & Regina Steutzle*

RICK & PATRICIA LOGGIA #8

*Rick Loggia*

MILTON & NORMA FRANK #6

JOE & LISA AVERSO #7

GENE & JANIS CASH 57 BEATTIE RD

*Gene & Janis Cash*

RICHARD & JOANNE FINE-BRODERICK #14

*Richard & Joanne Fine-Broderick*

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Registrar

*Deputy*



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

SITE VISIT # 2 AND # 4

5-20-92

7:00 PM AT TOWN HALL

McGoey, Hauser & E  
Consulting Engineers,

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, MAY 13, 1992 - 7:30 P.M.

## TENTATIVE AGENDA

Call to Order  
Roll Call

Approval of Minutes Dated: 4/8/92 APPROVED

T-0489002756

TRAVELERS EXPRESS

APPROVED a. Simpson Mobile Home Park Annual Review 200<sup>00</sup>/<sub>100</sub>

APPROVED b. Mason Mobile Home Park Annual Review 200<sup>00</sup>/<sub>100</sub> CK # 470

REG. DEC. APPROVED 1. Giacco Subdivision (92-8) Jackson Ave. (Zoutas)

TO RETURN SITE VISIT 2. Park View Holding Subdivision (92-9) Beattie Rd.  
(Grevas & Hildreth)

LEAD AGENCY  
NEG. DEC.  
4IVE PIH - APPROVED → NEW PLANS SUBJECT TO MARK  
3. Van Leeuwen, Henry Subdivision (92-20) Beattie Rd.  
(Grevas & Hildreth)

Site Visit - New Plans. Mans, Casey Site Plan (92-11) Rt. 207 (Kennedy)  
MUST RETURN TO U.S.

Correspondence

Discussion:

5. Mobil Oil Site Plan (Additive Storage Tanks)  
(Foreman) TO RETURN

Adjournment

6. EXTREMES RESTAURANT - RT 207 (WEINBRENNER)  
NEED NOTE OR PLAN  
(APPROVED)

(NEXT MEETING - MAY 27, 1992)

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PARK VIEW HOLDING SUBDIVISION (92-9) BEATTIE ROAD

William Hildreth, L.S., of Grevas and Hildreth came before the board representing this proposal.

MR. PETRO: For the board members information, municipal fire has been approved on 5/11 and water is approved. Okay, Bill?

MR. HILDRETH: All right, this plan was last seen at the preliminary in March, changes we have made and comments we have addressed since then are the final grading contours have been shown in order to demonstrate accessibility for driveway, particularly in lot 2, Mark had asked about that. And we can achieve that when the road is completely built, 14 percent grading up to a landing in front of the driveway on lot 2 so that's acceptable. We've added the drainage to the profile. The easement that shows up as a 20 foot construction easement on the lot next door I have a letter from the adjoining owner addressed to the applicant I'm submitting that to the Chairman. Says he's in agreement with this construction easement. The one thing this is from Mr. Lee, he wants the road built, his driveway now comes out onto Beattie Road right next, almost next to the property line, he'd like to and the applicant has agreed to give him permission to come out on to the private road and thus out to Beattie Road. If you are concerned about lot count, it would only be a third driveway.

MR. VAN LEEUWEN: Be a big improvement.

MR. HILDRETH: It's for the best of everyone, he's just added to the easement agreement.

MR. VAN LEEUWEN: If he did that, that takes another driveway off Beattie Road, the man has a steep problem getting out of the driveway.

MR. HILDRETH: They thought that would be the best.

MR. VAN LEEUWEN: I was going to ask to give him permission to do that. I don't know the man but.

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*Deputy*

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MR. HILDRETH: Other than maybe engineering comments that Mark has, lead agency has been granted so we need to address Orange County Planning, it had to have been sent. If there's no response I think their 30 days is up.

MR. VAN LEEUWEN: Can I ask you another question, Bill?

MR. HILDRETH: Yes.

MR. VAN LEEUWEN: I believe Seraldi (phonetic) is their name, are they going to be able to cut a lot of their property finally?

MR. HILDRETH: Once this road is completely improved and becomes a town road.

MR. VAN LEEUWEN: Is there an agreement made that they can subdivide a lot off the bottom of their property?

MR. HILDRETH: That's not part of the easement agreement, it's possible in the future.

MR. VAN LEEUWEN: Seven or eight years ago they came in and they wanted to subdivide a lot off the bottom and the Town Planning Board would not let them.

MR. HILDRETH: That was because of access to the private road I believe.

MR. VAN LEEUWEN: Correct if he had access to Beattie Road, they couldn't stop him because all the lots in the front were allowed to be subdivided, as you know because that's what Ted Buhl asked.

MR. HILDRETH: Now access would become available through the future town road.

MR. VAN LEEUWEN: I want to make sure it's in there for them.

MR. HILDRETH: It's not in there that and I don't think it has to be. See other things have to take

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place, they also have to comply with well and separation requirements. They have to come up with septic design. Once that becomes a town road, they'd have to appear before the board of course but that would become a possibility. That's why that's not in the easement. The easement agreement addresses simply the 20 foot wide easement for construction. We need it for the slopes in order to achieve the grades.

MR. BABCOCK: Maybe for the record we can clarify it. At the beginning of your presentation you were talking a private road here, is this private or town road?

MR. HILDRETH: It's--

MR. VAN LEEUWEN: It says future town road on the map.

MR. EDSALL: Future town road is the extension, the initial portion shows proposed town road section one and I think last month I had asked if they intended to have a private road converted to a town road or just a town road and they said just a town road.

MR. HILDRETH; I'll stand by that I'm sorry, I misspoke. I got the next one in my head.

MR. VAN LEEUWEN: You can't have a town road come out to a private road, that doesn't work.

MR. EDSALL: So it is going to be a town road?

MR. HILDRETH: This is going to be a town road with a temporary cul-de-sac which would be abandoned when the future town road was made.

MR. EDSALL: Now the dedication for the Phase One or section one town road, that dedication follows the property line?

MR. HILDRETH: Yes, it would.

MR. EDSALL: So that would mean that once it's dedicated obviously the adjoining property owner would have the right to tie in without any special

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consideration from the application. They could tie in as soon as it is a town road and they get a permit from Skip Fayo for a curb cut. -

MR. HILDRETH: He can actually that would take place down here so there's no need to put it in the agreement for this easement. Thank you.

MR. EDSALL: Just so we understand it in 20 years when we read the minutes.

MR. PETRO: Bill, did you see the comments about the catch basin on the south side of the cul-de-sac where the cul-de-sac begins there? Go a little further to your left.

MR. HILDRETH: We have a basin here.

MR. PETRO: The other side of that.

MR. HILDRETH: There's no basin.

MR. PETRO: There's no basin anywhere in the loop.

MR. EDSALL: My suggestion given the slope of the road you're going to have roadside drainage coming down slope towards the cul-de-sac. You want to pick that up before it crosses the cul-de-sac and creates a hazard in the winter. Normally at the throat of any cul-de-sac we try to have a catch basin on each side.

MR. HILDRETH: Thinking towards the future.

MR. EDSALL: If you put it at the edge of the straight portion, when the cul-de-sac's abandoned, it would become a roadside catch basin.

MR. HILDRETH: Tie it diagonally across to the other one.

MR. EDSALL: Yes, you can bring that other catch basin up a little closer if you have to.

MR. HILDRETH: We do, I was trying to put it in a smart

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spot for later on. You're talking right in here though?

MR. EDSALL: Yeah.

MR. HILDRETH: Just slide this one up a little further so you don't have a long tie across, okay.

MR. PETRO: When you're going to dedicate this road to the town, you're going to have to get the descriptions and offers of dedication to Mark and to Tad Seaman for review. You have to submit a public improvement bond estimate to the town engineer for review. Roads also going to have to be inspected as constructed.

MR. HILDRETH: That's part of that public improvement, that's the reason for the estimate.

MR. EDSALL: One note that's not in here, Bill, that's the board will see more often as soon as I create the typical note is the requirement for naming of the road and numbering of the road lots in accordance with the new 911 guidelines of the town.

MR. PETRO: We're going to give it a number every 50 feet.

MR. EDSALL: Correct, we'd establish a number for each lot based on the 50 foot increments.

MR. PETRO: You're going to have hundreds of feet here so you'll have four numbers along that same lot.

MR. HILDRETH: Just gobbles up a block of numbers. Is it still as you discussed before you're going to want as part of the subdivision submit a separate plan that just addresses that or is this something that can take place.

MR. EDSALL: That's why I don't have standard requirement because we haven't finalized with Police Chief Koury the requirements. I'm sure there's going to be more activity.

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MR. PETRO: In the packet you'll receive there will be another page to take care of 911.

MR. HILDRETH: In the meantime we should come up with a road name.

MR. EDSALL: Yes, even though we don't have a separate sheet requirement we'll work the numbers out on this plan. We'll have the forms that are needed.

MR. HILDRETH: We'll put it right on here?

MR. EDSALL: If we change the procedures it will be in the future.

MR. PETRO: I'd suggest a copy, seeing a copy of the comments because there's more about the minimum depth of the curtain drain.

MR. HILDRETH: I believe that changes to the detail.

MR. PETRO: Let's get back to the road section shown on the plan does not comply with the rural street detail. Why doesn't it?

MR. LANDER: Because they've got a two foot swale right? I think it is supposed to be three foot.

MR. EDSALL: Well, actually the swale is shown as four foot on this one.

MR. LANDER: We have 34 feet, the pavement is 15 and 15 which is 30 then we've got a 34 foot.

MR. EDSALL: Problem we have is that this is more or less a hybrid section, it's not as wide as the requirement for rural road but on the other hand has a 30 foot paved area rather than the 24 and then shoulders that have requirement, this I think the problem is they're anticipating some upcoming town changes in their paving requirements that are still pending on the town level.

MR. HILDRETH: Right now it should be 12 and 12.

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MR. EDSALL: What I would do is seek approval from the highway superintendent which effectively provides more pavement than the rural road spec. As long as he's willing to accept this configuration since there's an upcoming change, I don't see any problem with it. I think we should have something on the record.

MR. HILDRETH: In other words, you don't necessarily need any changes in this as long as it's--

MR. EDSALL: I don't object to this layout I just believe we have to have Skip's concurrence.

MR. LANDER: All these things here should be uniform we're not going to go to from 4 foot swale here, no, the next project has a 3 foot, has a shoulder, 24 foot know what I am saying?

MR. EDSALL: Hopefully the newer details will be adopted in the near future and we can require compliance with the new requirements.

MR. LANDER: These or the new?

MR. EDSALL: This is a mixture between a rural and suburban road.

MR. LANDER: May I ask who came up with this?

MR. HILDRETH: That fell out of our computer somehow.

MR. EDSALL: This traces back to when Lou Grevas worked out an alternate detail with Skip on a couple other subdivisions.

MR. HILDRETH: I'd like to put on here what's required for the sake of the applicant so that he is doing what the town currently required, even if they change it tomorrow, I'll change it tomorrow. I'll get together with you.

MR. EDSALL: Why don't you show the rural road spec and put a note on that if the town street specifications

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are amended, prior to construction that you must comply with the current road spec. I think that will make life easier for everybody.

MR. PETRO: Mark, on comment #2, about the easement, I have the letter and I'll leave it in this file.

MR. EDSALL: Okay.

MR. PETRO: So that will be taken care of. It's in the file.

MR. VAN LEEUWEN: There's one more think he's got a couple junk vehicles sitting on the edge of the road. I think somebody is living on the property and I think they should be cleaned up.

MR. HILDRETH: How can they live, there's no buildings?

MR. VAN LEEUWEN: There's a motor home and somebody is living there, last two or three months it's been there and there's a car there on weekends and during the week some nights there's a truck sitting there, that stuff should be cleaned up, that's the only comment I have to make.

MR. HILDRETH: I can ask the applicant if he knows anything other than that what can I do? I have no idea who it is.

MR. VAN LEEUWEN: I'm not saying you do. But I'm still saying that that it has to get cleaned up.

MR. PETRO: Negative dec, anybody want to make a comment about that?

MR. VAN LEEUWEN: I'm going to abstain from voting on this.

MR. PETRO: We're going to require a site visit before we can make a negative dec I think that's what we're going to do.

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MR. DUBALDI: I think that would be a good idea.

MR. PETRO: I'll have this put on for a site visit, we'll take a look at the property. It has come back from Orange County Planning for local determination so as far as they're concerned, it shouldn't be a problem with negative dec but we're going to take a look at it. I think that's as far as we can go.

MR. HILDRETH: I'll see what I can do about the trailer, it's news to me.

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reviewed by the Town engineer and so that it does not in any way open the possibility of contaminating the Town's wells.

MR. VAN LEEUWEN: Also regarding the liner, for the aggregate pile. Those three things. Water aggregate pile plus the wash basin.

MR. EDSALL: Or any other materials on site if they need to be contained.

MR. ARGENIO: The materials stored on site are sands and stone identical to the materials we have presently at the asphalt plant. The need for the liner on the one pile is not to contain contaminants, it's to keep the stuff wet. It's for when light aggregate is used, lightweight aggregate is used in construction, it's so absorptive that when you put it into the concrete, it sucks all the moisture. It's hard to control the quality of the concrete using light, it's like a light aggregate, if you keep it wet when you introduce it you know the mixture and the contents.

MR. DUBALDI: I'll second the motion.

MR. PETRO: Any further comments? Roll call for negative dec.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: Mr. Chairman, I make a motion to approve subject to the same three items we just discussed.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion to approve Argenio Concrete Site Plan on Ruscitti Road subject to three items that were previously in the minutes. Is there any further discussion? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

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on file in Bureau of Vital Statistics  
Town of New Windsor, NY

SIGNED Stephanie Neft  
Deputy Registrar

March 11, 1992

9

PARKVIEW HOLDING SUBDIVISION (92-9) BEATTIE ROAD

William Hildreth, L.S., of Grevas and Hildreth came before the Board representing this proposal.

MR. HILDRETH: First thing I'd like to hand in is this proxy statement that wasn't part of the package. This is five acre lot on the west side of Beattie Road. It's formally a lot of the Redman (phonetic) Subdivision lot five. To try to help you, I don't have a dimension off of the intersecting road, it's one lot removed from the private road that goes into Redman's. Lincolndale (phonetic) Acres Road is the name of it, just one lot to the north.

MR. VAN LEEUWEN: About 5, about 600 feet to the private road from there? Six, 700 feet to the private road?

MR. HILDRETH: It's only a couple hundred feet one lot.

MR. BABCOCK: Very narrow and long.

MR. VAN LEEUWEN: Okay.

MR. HILDRETH: It's up passed the top of the hill if you are familiar with Beattie Road, go in a southwest direction. In any event, what the proposal is this is a preliminary submission. Proposal for two lots and we're showing Town road about 350 feet long to be extended later. The applicant is also involved with an adjoining land owner for 16 acre piece in the back that happens to be in the Town of Hamptonburg that's landlocked and the only way to get at it would be through the Town road once it's extended. If you look at the location plan, it's this lot right here. So that's the reason for the road extension but the proposal tonight--

MR. PETRO: Do you have anything to do with making the 16 acre piece landlocked?

MR. HILDRETH: No, sir. The Town line did that. That goes way, way back to when the Redman's subdivision was one piece that was a hundred and some odd acres. This was part of it but because of the Town boundary, it created a separate lot. That's where that lot came from.

MR. VAN LEEUWEN: Town of Hamptonburg never took care of that.

MR. PETRO: Sorry to interrupt you.

MR. HILDRETH: I knew the question was going to come up eventually.

MR. SCHIEFER: Bill, could that road that you are proposing with the cul-de-sac, is that going to be a Town road?

March 11, 1992

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MR. HILDRETH: Yes, the cul-de-sac will eventually disappear when the road is extended.

MR. VAN LEEUWEN: Is he going to make it a public road right off the bat?

MR. HILDRETH: That's what he wants to do. We had originally thought of making it a private road and building the sub-base to Town specs for the future but elected to go to Town road right off the bat. That was his choice.

MR. SCHIEFER: What's in the cul-de-sac?

MR. HILDRETH: The 60 foot is for the right-of-way which would be temporary.

MR. SCHIEFER: 50 foot radius for the turn around, 60 foot for the right-of-way?

MR. HILDRETH: Right. That's required, I believe.

MR. SCHIEFER: Doesn't he want a 60 foot cul-de-sac?

MR. BABCOCK: Since it's temporary, I don't know.

MR. HILDRETH: 60 foot pavement.

MR. SCHIEFER: Since it is temporary, I don't care.

MR. BABCOCK: Especially on this road they plow with wing plows. They can pick the wing up.

MR. SCHIEFER: I suggest you get his comments on it anyway because he's been asking for 60 foot that's the reason.

MR. PETRO: 60 foot on what?

MR. SCHIEFER: 60 foot radius on the cul-de-sac that's the reason I asked the question, is it going to be a private road or right-of-way or Town road. If it's private then it's fine but if it's a Town road, I know how our highway superintendent has been asking for 60 foot radius so he can go in there and plow them.

MR. PETRO: Couple things with the road our biggest concern is going to be the easement being acquired from the property owner and I think we're going to need something on file. Mark says before we can give an approval on this that that's going to happen.

MR. HILDRETH: And if that doesn't happen then the plan has to change. What we're looking for tonight is you know preliminary approval or well conceptual whatever so we can continue. Yes, that's understandable that that has to be

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SIGNED: Stephanie Neft  
Deputy Registrar

March 11, 1992

11

taken care of before the final plan is approved.

MR. PETRO: Has to go to Orange County Planning, has to go to the highway department yet. Fire has looked at this and approved it.

MR. BABCOCK: You want to send this to Orange County Planning?

MR. PETRO: Yes.

MR. BABCOCK: I mean do you want to do it now?

MR. PETRO: I don't see why not send it to Orange County Planning. Are you going to work on getting a letter from the people that the easement is going--

MR. HILDRETH: The applicant has indicated that he is going to approach them himself.

MR. PETRO: He hasn't approached them at all.

MR. HILDRETH: I haven't gotten anything back. He hasn't asked me to do it so--

MR. SCHIEFER: Bill, are you looking for conceptual approval or just want our comments?

MR. HILDRETH: Either or both. Certainly the comments.

MR. SCHIEFER: Comments beyond what I have said I see no problem with it.

MR. PETRO: What about the driveway going to house is #2, 26 percent slope back there that's not going to work at all once it will work in the beginning because the road won't be there. Once the road goes through, it's going to change the way the driveway is approached and it's going to be too steep. What's the--

MR. HILDRETH: If I understand what you're saying after the cut has been made and the road is built to specs, you're saying this driveway location won't work because of grade?

MR. PETRO: That's correct.

MR. HILDRETH: All right.

MR. PETRO: You'll have to show us an alternative once the road is in place. If we do that now next time you come in we're going to forget about it. We won't know about the driveway you're going to show us the road going around the back and we won't have any idea about the driveway.

MR. HILDRETH: You have to be able to get to the site. I

March 11, 1992

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understand. Something could probably be done.

MR. PETRO: You can work that out.

MR. HILDRETH: Up at this end where the cut isn't quite so steep.

MR. PETRO: Give that some consideration, that's all.

MR. HILDRETH: Sure. Is there a minimum driveway grade you're going to hit.

MR. EDSALL: You have been talking up to 12 or 14 for driveway, 14.

MR. SCHIEFER: Is that far back? It might be acceptable, further up it won't be.

MR. EDSALL: One option is to move the house a little further away from the road to give yourself a little more room to accomplish the grading.

MR. PETRO: Pretty soon we'll be looking for--

MR. HILDRETH: Driveway grades, is the board or the Town going to refer this to Skip or should I get a hold of him?

MR. BABCOCK: I tell you I think what Skippy, I don't know whether the board is going to set this up for a site inspection or trying to go there. It's definitely on the turn on Beattie Road.

MR. VAN LEEUWEN: There's sight distance. I can't vote on this but there's adequate sight distance.

MR. HILDRETH: As far as being on the turn it's in the best spot. Any further up, you'd be hidden.

MR. EDSALL: I suggest he just follow-up with Skip.

MR. PETRO: I'm not going to put this on a site visit. I don't think it's that complicated.

MR. HILDRETH: I'll endeavor to get a move on.

MR. PETRO: Orange County Planning Mike is going to give it to Myra. As far as lead agency, I don't see any problem we can do that tonight if I have a motion.

MR. SCHIEFER: I make a motion Town of New Windsor Planning Board take lead agency on this two lot subdivision.

MR. DUBALDI: I'll second it.

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Town of New Windsor, N. Y.

SIGNED *Stephanie Weft*  
Deputy Registrar

March 11, 1992

13

MR. PETRO: Motion for Parkview Holding Subdivision that the Planning Board take lead agency. Any further comments?

ROLL CALL

MR. VAN LEEUWEN	Abstain
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE
MR. LANDER	AYE

MR. PETRO: Do we want to talk about public hearing tonight or next time?

MR. SCHIEFER: This is conceptual.

MR. PETRO: Public hearing myself I don't see where we need a public hearing. I mean the neighbor at the other side is going to be involved, he knows what's going on.

MR. DUBALDI: I make a motion we waive the public hearing.

MR. PETRO: There's no second?

MR. SCHIEFER: Well then we're not taking any action.

MR. LANDER: I seconded it, Mr. Chairman.

MR. PETRO: Motion for Parkview Holding.

ROLL CALL

MR. DUBALDI	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE
MR. LANDER	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9V)  
New Windsor, New York 125  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 92 - 9  
WORK SESSION DATE: 1 Sept '92 APPLICANT RESUB:  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes  
PROJECT NAME: Park View Holding  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: WBH  
MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. Boh  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

App' to decide - Town or Private Rd  
update detail  
etc sight dist initial vs skp preferred  
vs proposed new

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Town of New Windsor, N. Y.

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Deputy Registrar

4MJE91 ptwsform



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(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 92-9  
WORK SESSION DATE: 3 Nov 92 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes  
PROJECT NAME: Parkview Holdings  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: WBH  
MUNIC REPS PRESENT: BLDG INSP. VAC  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) Lipman

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

check horiz radii (75' & 80')  
add 1' ROW dead spots -

cul-de-sac grade - temporary  
ref & profile  
one more perc.

This is to certify that the above  
is a true and correct copy of the conditions  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED: Stephanie Neft  
Deputy Registrar  
4MJE91 pbwsform

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 1 February 1993

SUBJECT: Parkview Holding Corporation Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-92-9

DATED: 29 January 1993


FIRE PREVENTION REFERENCE NUMBER: FPS-93-004

A review of the above referenced subject subdivision plan was conducted on 1 February 1993, with the following being noted:

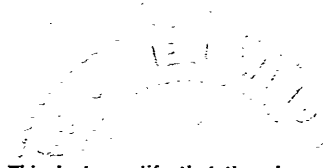
Please have developer contact this office with the proposed street name for this subdivision.

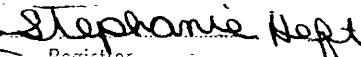
This plan is acceptable.

PLANS DATED: 21 October 1992; Revision 7.

  
Robert F. Rodgers: CCA  
Fire Inspector

RFR:mr  
Att.

  
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on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED:   
Deputy Registrar



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92 - 9

DATE PLAN RECEIVED: JAN 29 1993

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved NO WATER OK,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This is to certify that the obverse  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED: Stephanie Heft  
Deputy Registrar

C.C. H.E.

HIGHWAY SUPERINTENDENT DATE

[Signature]  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92- 9

DATE PLAN RECEIVED: NOV - 3 1992 *Revision dated 10/21/92*

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision Parkview Hold Corp as submitted by

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This is to certify that the obverse  
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Town of New Windsor, N. Y.

SIGNED: Stephanie Dept  
Deputy Registrar

[Signature] 12/8/92  
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

93-9

MAR 8 1992

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

2 March 1992

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Att: Ms. Myra Mason, Planning Board Secretary

SUBJECT: PARKVIEW HOLDING CORP. MINOR SUBDIVISION

Dear Myra:

Attached please find fifteen (15) copies of the Preliminary Plan, completed Application, Short EAF, Check List and Application Fee in the amount of \$50.00 and Engineering Review Escrow Fee in the amount of \$300.00 in the Subject matter for placement on the next available Planning Board Agenda.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

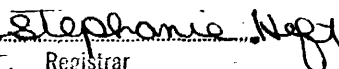
Very truly yours,

  
William B. Hildreth, L.S.

encl/as  
WBH/cmg

cc Parkview Holding Corp., Mr. David Stroli, President

This is to certify that the above  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED:   
Deputy Registrar

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 359 Moores Hill Rd DR.  
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
3/11/92		Planning Board Meeting	75 00	
		Miscellaneous - 1 pg	4 50	
		mt Aing - 2 pgs	9 00	
		Petronella 2 pgs	9 00	
		Argenid - 3 pgs	13 50	
92-9		Partners - 5 pgs	22 50	
		Word Mante - 4 pgs	15 00	
		Mans - 7 pgs	31 50	
		Town of N.W. - 2 pgs	9 00	
		✓ New Windsor Enterprises - 3 pgs	13 50	
		Medallion - 1 pg	4 50	
			210 00	

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is a true legal copy of the records  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED: Stephanie Nept  
Deputy Registrar

92-9

**DiNARDO & GILMARTIN, P.C.**  
**Attorneys at Law**

Robert E. DiNardo  
Brian G. Gilmartin  
David A. Donovan

90 East Main Street (Route 94)  
P.O. Box 1000  
Washingtonville, New York 10992  
(914) 496-5414 (914) 294-6686

FAX: (914) 496-8905

March 25, 1992

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Attention: Myra Mason, Planning Board Secretary

Dear Ms. Mason:

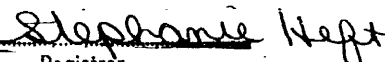
Consistent with our telephone conversation this afternoon, please find enclosed my check in the amount of \$1.25 to cover the cost for copies of the minutes of the meeting held with regard to the Parkview Holding Application on Beattie Road.

Very truly yours,

  
BRIAN G. GILMARTIN

BGG:do  
encls.  
BGG/MISC.3LT/MISC

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is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED:   
Deputy Registrar

Sent 3/30/92 @

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12553

Received of

Mr. and Mrs. Mando and Elizabeth March 30 1982

for 5 Jerry Capes 1.35

DISTRIBUTION: \_\_\_\_\_ DOLLARS

FUND	CODE	AMOUNT
NE 8334		1.35

• WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

BY Pauline H. Townsend

Town Clerk  
Title

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Town of New Windsor, N. Y.

SIGNED: Stephanie Hepz  
Deputy Registrar

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

6 May 1992

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Att: Ms. Myra Mason, Planning Board Secretary

SUBJECT: PARKVIEW HOLDING SUBDIVISION

Dear Myra:

Attached please find ten (10) copies of plans in the Subject matter for placement on the next available Planning Board Agenda.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

  
William B. Hildreth, L.S.

encl/as  
WBH/cmg

cc Parkview Holding Corp., Mr. David Stroli, President

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on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED   
Deputy Registrar

Michael and Deborah Schiraldi  
51 Beattie Road  
Washingtonville New York 10992

Parkview Holding Corp  
POB 398  
Tallman NY 10982

April 10 1992

SUBJECT: EASEMENT OVER LANDS OF SCHIRALDI

Dear David Strohli;

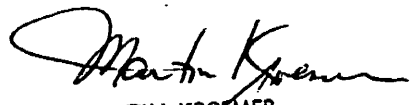
This letter is to confirm my agreement to provide Parkview Holding Corp with a easement on my property located on the westerly side of Beattie Road and known as Lot No 7 in the Red Maples Subdivision (Filed Map No 5888).

This easement is to be twenty (20) feet in width and run parallel to the boundary line between my property and the Parkview Holding property for its entire length from Beattie Road in a westerly direction to the rear of my property. It is our understanding that we can attach into this road upon completion.

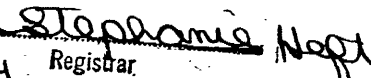
Very truly yours

  
Michael Schiraldi

  
Deborah Schiraldi

  
MARTIN KROEMER  
NOTARY PUBLIC, State of N.Y.  
No. 01-2205300  
Qualified in Orange County  
Term Expires June 30, 1993

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Town of New Windsor, N. Y.

SIGNED   
Deputy Registrar



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 92-9

WORK SESSION DATE: 4 FEB 92

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: ~~Star~~ Parkview Holdings Corp ~~Star~~

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: WBH

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

ownership of P/R must be clear, not  
separate lot

show P/R not Town Road.  
indicate subbase to meet or exceed T/R reqts  
for future town rd.

Bulk Table  
Details - curbs drain/road  
elev info - cuts @ 5'00 like  
pro for house & SDR  
limit grading for road

4MJ91 pbwsform

Licensed in: New York, New Jersey and Pennsylvania

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on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED: Stephanie Negi  
Deputy Registrar

(INTER-OFFICE CORRESPONDENCE)

TO: TOWN PLANNING BOARD  
FROM: TOWN FIRE INSPECTOR  
DATE: 04 MARCH 1992  
SUBJECT: PARKVIEW HOLDING CORP.  
SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: PR-92-005

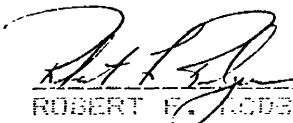
DATED: 05 MARCH 1992

FIRE PREVENTION REFERENCE NUMBER: FFS-92-014

A REVIEW OF THE ABOVE REFERENCED SUBJECT SUBDIVISION PLAN WAS  
CONDUCTED ON 4 MARCH 1992.

THIS SUBDIVISION PLAN IS ACCEPTABLE.

PLAN DATED: 16 FEBRUARY 1992. REVISION 1

  
ROBERT F. RODGERS, CCF

✓  
CC: M.E.

REL 10/1

This is to certify that the obverse  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED: *Stephane Reft*  
Deputy Registrar

3-1-92

92-9

MAR 3 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Greene & Hildreth for the building or subdivision of  
Parkview Holding Corp has been  
reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. Divo  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

This is to certify that the obverse  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED: Stephanie Hefst  
Deputy Registrar

✓  
CC: H.E.

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-9

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Parkview Holding Corp.

Address P.O. Box 398 - Tallman, N.Y. 10982

3. Applicant\*: Name David Strolz, Pres.

Address P.O. Box 398 - Tallman, N.Y. 10982

\* If Applicant is owner, leave blank

4. Location of Site: West Side of Beattie Rd. (Borders Town of Hamptenburgh)  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 55 Block 1 Lot 92

Present Zoning District R-1 Size of Parcel 5.06 Acres

5. Type of Review:

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units Two Lots

Site Plan: \_\_\_\_\_

This is to certify that the obverse  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

3/12/92

Date

SIGNED: Stephanie Hoff  
Deputy Registrar

Maryanna, Secy to the P.B.  
Signature and Title

92-9



MARY McPHILLIPS  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HAMMOND Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 7 92 N  
County I.D. No. 55 / 1 / 92

Applicant Parkview Holding Corp.

Proposed Action: Subdivision - 2 lots

State, County, Inter-Municipal Basis for 239 Review Within 500' of -

Comments: The site does not appear to be within 500' of a Federal, State or County Highway.

However, there are no significant Inter-community or Countywide concerns to bring to your attention.

Related Reviews and Permits

County Action: Local Determination XX Disapproved        Approved       

Approved subject to the following modifications and/or conditions:

This is to certify that the obverse  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

3/24/92  
Date

SIGNED: Stephanie Heft  
Deputy Registrar

P. Vincent Hammond  
D&P Commissioner

5-11-92

92-9

MAY 6 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval\_\_\_\_\_

subdivision\_\_\_\_\_as submitted by

Gevas Hildner for the building or subdivision of  
Parkview Holiday Corp. has been

reviewed by me and is approved ☒

~~disapproved~~\_\_\_\_\_

~~If disapproved, please list reason~~\_\_\_\_\_

There is no town water in this area

HIGHWAY SUPERINTENDENT

Stan D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

This is to certify that the above  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED

Registrar

Stephanie Neft

Repsly  
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 May 1992

SUBJECT: Parkview Holding Corp.; Minor Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-92-09

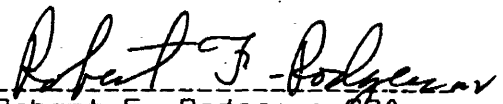
DATED: 6 May 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-028


A review of the above referenced subject minor subdivision plan was conducted on 11 May 1992.

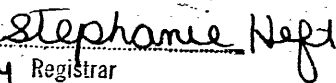
This minor subdivision plan is acceptable.

PLANS DATED: 5 May 1992; Revision 2.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

  
This is to certify that the obverse  
is a true legal copy of the certificate  
on file in Bureau of Vital Statistics  
Town of New Windsor, N. Y.

SIGNED:   
Deputy Registrar

CC: M.E.

# ZIMMERMAN

## ENGINEERING & SURVEYING, P.C.

---

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

---

GERALD ZIMMERMAN P.E., L.S.

May 23, 1989

### PROPOSAL

Mid-Atlantic Group  
218 Route 59  
Monsey, New York 10952

Attn: Mr. Jay Labkovsky

Tel. No. #426-2900

Thank you for engaging me to perform the following professional services on your behalf:

Major Subdivision  
Tax Lot S 13 - B 1 - L 49 (A = 16.3± acres)  
Town of Hamptonburgh

(See Attachment)

- I As we discussed during our meeting and/or telephone discussion of 5/17/89, I will require an initial down payment or retainer in the sum of \$3000.00 towards my total fee of \$ see below for services to be rendered in this matter.
- II In the event the work involves obtaining Planning, Zoning and/or such Agency approvals, the fee schedule below will apply. There will be no additional charges for minor revisions of maps that may be required by the boards. However, should major map revisions be required, I will contact you of the charges involved prior to making the necessary revisions.

### Fee Schedule:

\$3000.00.....Retainer  
\$3075.00.....Completion of Survey and Topo  
\$2500.00.....Sketch Plan Submission  
\$2500.00.....Sketch Plan Approval  
\$4000.00.....50% Completion of Preliminary Plans  
\$4500.00.....Preliminary Approval  
\$2500.00.....Orange County Health Department Approval  
\$2000.00.....Final Approval

Please note that the above fees do not include:

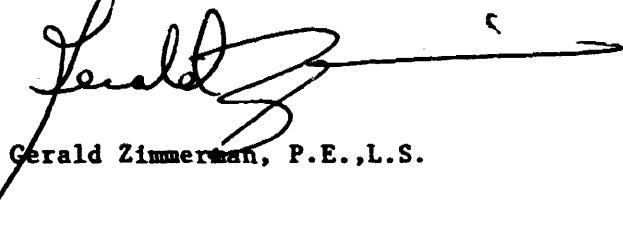
1. Construction Surveying or Engineering
2. Fees to the Town or any other governing authority
3. Legal Work
4. Offsite Engineering and/or Surveying
5. Traffic Study
6. Environmental Impact Statement
7. Plot Plans or Stakeout of Individual Lots
8. Cost of Backhoe for Soil Tests
9. Design of Water Storage Tank and/or Associated Pumping Facilities
10. Design of Sewage Treatment Plant

These items shall be performed as extra work and payment shall be due when billed.

If the above meets with your approval, I would appreciate it if you would sign a copy of this proposal and return same to me together with the retainer set forth above.

Please note that this proposal shall expire at the end of ninety (90) days if not executed and returned with the required retainer prior to the stated time period.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Gerald Zimmerman', with a long horizontal flourish extending to the right.

Gerald Zimmerman, P.E., L.S.

\_\_\_\_\_  
Accepted

\_\_\_\_\_  
Date

ATTACHMENT

Boundary Survey (16.3± acres).....\$2,925.00

Topographic Survey (2' Contour Intervals).....\$3,150.00

Subdivision Plans

Preparation of Sketch, Preliminary  
and Final Plans including required  
Revisions

Engineering Design of New Roadways

Design of Drainage and Grading Plans

Design of Domestic Water and Sanitary  
Sewer Facilities (Septic Systems)

Obtain Approval from Orange County  
Department of Health

Preliminary and Final Lot Computations

Attendance at Planning Board Meetings

Planning (estimate 12 lots @ \$1500.00/lot).....\$18,000.00

Fee.....\$24,075.00

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE  
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

HENRY VAN LEEUWEN and JERALD FIDELHOLTZ

TO  
PARKVIEW HOLDING CORP.

SECTION 55 BLOCK 1 LOT 91

RECORD AND RETURN TO:  
(Name and Address)

Frank J Kabb Esq  
PO Box 220  
Nanuet, NY 10964

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 60704 DATE 10/17/90 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove  
CH22 Chester  
CO24 Cornwall  
CR26 Crawford  
DP28 Deerpark  
GO30 Goshen  
GR32 Greenville  
HA34 Hamptonburgh  
HI36 Highlands  
MK38 Minisink  
ME40 Monroe  
MY42 Montgomery  
MH44 Mount Hope  
NT46 Newburgh (T)  
NW48 New Windsor  
TU50 Tuxedo  
WL52 Walkkill  
WK54 Warwick  
WA56 Wawayanda  
WO58 Woodbury  
MN09 Middletown  
NC11 Newburgh  
PJ13 Port Jervis  
9999 Hold

SERIAL NO. \_\_\_\_\_  
Mortgage Amount \$ \_\_\_\_\_  
Exempt Yes \_\_\_\_\_ No \_\_\_\_\_  
3-6 Cooking Units Yes \_\_\_\_\_ No \_\_\_\_\_  
Received Tax on above Mortgage  
Basic \$ \_\_\_\_\_  
MTA \$ \_\_\_\_\_  
Spec. Add. \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

CHECK ☒ CASH ☐ CHARGE ☒

MORTGAGE TAX \$ \_\_\_\_\_  
TRANSFER TAX \$ E  
ED. FUND \$ 8.00  
RECORD. FEE \$ 11.-  
REPORT FORMS \$ 5.-  
CERT. COPIES \$ \_\_\_\_\_

MARION S. MURPHY  
Orange County Clerk

by: \_\_\_\_\_

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on OCT 26 1990  
at 225 O'clock P. M.  
in Liber/Film 3366 Deeds  
at page 4 and examined.

Marion S. Murphy  
County Clerk

RECEIVED  
\$ Exempt  
REAL ESTATE  
OCT 26 1990  
TRANSFER TAX  
ORANGE COUNTY

STATE OF NEW YORK  
I, JOSEPH A. MACCHI, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY  
COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON Oct 26, 1990  
AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL  
ON Oct 6, 1994 3366



COUNTY CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY

ORG 10/26/90 02:25:43 41515 16:00  
\*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*  
DEED CONTROL NO: 60704 .00 \*  
\*\*\*\*\* SERIAL NUMBER: 002243 \*\*\*\*\*

**RETAKE  
OF  
PREVIOUS  
DOCUMENT**

ATTACHMENT

Boundary Survey (16.3± acres).....\$2,925.00

Topographic Survey (2' Contour Intervals).....\$3,150.00

**Subdivision Plans**

Preparation of Sketch, Preliminary  
and Final Plans including required  
Revisions

Engineering Design of New Roadways

Design of Drainage and Grading Plans

Design of Domestic Water and Sanitary  
Sewer Facilities (Septic Systems)

Obtain Approval from Orange County  
Department of Health

Preliminary and Final Lot Computations

Attendance at Planning Board Meetings

Planning (estimate 12 lots @ \$1500.00/lot).....\$18,000.00

Fee.....\$24,075.00

Ref. 4  
①  
10/6/24  
hr

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE  
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

HENRY VAN LEEUWEN and JERALD FIDELNOLTZ

TO  
PARKVIEW HOLDING CORP.

SECTION 55 BLOCK 1 LOT 91

RECORD AND RETURN TO:  
(Name and Address)

FRANK J Kabb Esq  
PO Box 220  
NANUET, NY 10954

901396

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 60704 DATE 10/17/90 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove  
CH22 Chester  
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GO30 Goshen  
GR32 Greenville  
HA34 Hamptonburgh  
HI36 Highlands  
MK38 Minisink  
ME40 Monroe  
MY42 Montgomery  
MH44 Mount Hope  
NT46 Newburgh (T)  
NW48 New Windsor  
TU50 Tuxedo  
WL52 Walkkill  
WK54 Warwick  
WA56 Wawayanda  
WO58 Woodbury  
MN09 Middletown  
NC11 Newburgh  
PJ13 Port Jervis  
9999 Hold

SERIAL NO. \_\_\_\_\_  
Mortgage Amount \$ \_\_\_\_\_  
Exempt Yes \_\_\_\_\_ No \_\_\_\_\_  
3-6 Cooking Units Yes \_\_\_\_\_ No \_\_\_\_\_  
Received Tax on above Mortgage  
Basic \$ \_\_\_\_\_  
MTA \$ \_\_\_\_\_  
Spec. Add. \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

CHECK ☒ CASH ☐ CHARGE ☒

MORTGAGE TAX \$ \_\_\_\_\_

TRANSFER TAX \$ E

ED. FUND \$ 8.00

RECORD. FEE \$ 11.-

REPORT FORMS \$ 5.-

CERT. COPIES \$ \_\_\_\_\_

MARION S. MURPHY  
Orange County Clerk

by: \_\_\_\_\_

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on OCT 26 1990  
at 225 O'Clock P. M.  
In Liber/Film 3366 Deeds  
at page 4 and examined.

Marion S. Murphy  
County Clerk

RECEIVED  
\$ Exempt  
REAL ESTATE  
OCT 26 1990  
TRANSFER TAX  
ORANGE COUNTY

STATE OF NEW YORK  
I, JAMES J. MURPHY, CLERK OF THE SUPREME AND COUNTY  
COURTS, ORANGE COUNTY, NEW YORK, HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON  
AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL  
OCT 26, 1990



OCT 6, 1994 James J. Meschi  
COUNTY CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY

ORG 10/26/90 02:23:43 41515 16.00  
\*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*  
DEED CONTROL NO: 60704 .00 \$  
\*\*\*\*\* SERIAL NUMBER: 002243 \*\*\*\*\*

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 17th day of October, nineteen hundred and ninety  
BETWEEN HENRY VAN LEEUWEN, residing at 268 Beattie Road, Rock Tavern, New York  
12575 and JERALD FIEDELHOLTZ, residing at 59 Beattie Road, New Windsor, New York 12553

party of the first part, and PARKVIEW HOLDING CORP., a corporation with a business address at  
218 Route 59, Monsey, New York 10952

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of Land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County, State of New York, being part of Lot No. 5 as shown on a map entitled "Red Maples", said map having been filed in the Orange County Clerk's Office on April 19, 1982 as Map No. 5888, being more particularly bounded and described as follows:

BEGINNING at a point in the division line between Lot No. 5 and Lot No. 6 as shown on the above referenced map, said point being North 54° 20' 26" West, 801.48 feet as measured along said division line from its intersection with the westerly line of Beattie Road, running thence the following courses:

1. Through lands of the Grantor, South 19° 43' 04" West, 94.44 feet to a point;
2. Along the division line between lands now or formerly of Curanoviv and lands of the Grantor, North 07° 45' 58" West, 125.06 feet to a point;
3. Running along the division line between Lot No. 5 and Lot No. 6, aforementioned South 54° 20' 26" East, 60.01 feet to the point or place of BEGINNING.

CONTAINING 2,700 square feet or 0.06 acres of land, more or less.

BEING AND INTENDED TO BE a portion of the same premises as conveyed by deed dated March 28, 1988 from Lee Baptista and Grace Y. Baptista to William J. Acker and Delores Acker and recorded in the Orange County Clerk's Office on December 15, 1988 in Liber 3055 of Deeds at Page 251.

BEING the same premises as conveyed by deed dated October 15, 1990 from William J. Acker and Delores Acker to Henry Van Leeuwen and Jerald Fiedelholts and intended to be recorded simultaneously herewith.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenantes that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

HENRY VAN LEEUWEN

JERALD FIEDELHOLTZ

STATE OF NEW YORK, COUNTY OF ORANGE

On the 17th day of October 1990, before me personally came

HENRY VAN LEEUWEN and JERALD FIEDELHOLTZ

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*Susan R. Steinberg*  
NOTARY PUBLIC - STATE OF NEW YORK

SUSAN R. STEINBERG #4520728  
NOTARY PUBLIC, State of New York  
Qualified in Orange County  
Commission Expires July 31, 1992

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE No. 901396

HENRY VAN LEEUWEN and JERALD FIEDELHOLTZ

TO  
PARKVIEW HOLDING CORP.

SECTION 55  
BLOCK 1  
LOT 91  
COUNTY OF YORK NEW WINDSOR

Recorded at Request of COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



FRANK J Kobb Esq  
PO Box 220  
NANUET, N.Y.  
Tel No. 789-074

B-3290  
RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1001 3366 PAGE

# Hamptonburgh Planning Board

Campbell Hall, New York 10916

Regular Meeting

March 2, 1989

Page four

Mr. Levinson noted that the roadway goes from a 30' radius curve to a 60' radius curve. He further noted that Blooming Grove refused to

review any subdivision application until the road maintenance agreement was in place.

Town Attorney DiNardo advised Hamptonburgh Town Board noted agreement was fine but wanted in back before the Planning Board to make sure that it looks like the Planning Board is going to approve it; don't want to take on an obligation unless there is a subdivision and an improvement in the road alignment.

Mr. Levinson noted that a road maintenance agreement was worked out in June of 1987 and through various forms of a proposed agreement, it finally came of fruition and the Town of Hamptonburgh wants the subdivision approved or at least an acknowledgment that the Board looks favorably upon this before they sign the agreement.

Mr. DeWinter questioned if the lot in the middle is a buildable lot. If it is, so indicate. If not, it should be stated on the map.

Discussion was held regarding the middle lot; not part of subdivision; is a pre-existing substandard lot; by definition it is a natural subdivision; road change impacts this lot; since subdivision requires Board of Health approval, engineering should be done on middle lot.

The right-of-way line, in area of realignment, would be left where it is. It could be graded, paved, etc. and be an advantage to the town in terms of maneuvering snowplows and trucks.

Motion made by Mr. Losurdo, seconded by Mr. Smith that the Planning Board intends to take Lead Agency status for the proposal of Kronberg. All in favor. Motion carried.

Motion made by Mr. Losurdo, seconded by Mr. Smith that the Chairman notify the Town of Blooming Grove that the Planning Board conceptually approves the subdivision as presented and to notify Town Board that the Planning Board is in favor of the realignment of the road as it appears on the map. All in favor. Motion carried.

## OTTERKILL ESTATES - PHASE III & IV - Twin Arch Road

Mr. Zimmerman, representative, noted entire project had Preliminary approval July 1983. O.C. Health Dept. granted approval of Phase III and IV of the subdivision and applicant is requesting Final approval.

Discussion was held regarding letter received from D. Strohli dated February 16, 1989 requesting consideration of a provision allowing for a town approved access road to his parcel while granting approval to Otterkill Estates. The Board examined Mr. Strohli's request and noted there are serious questions of physical feasibility and suggested that

# Hamptonburgh Planning Board

Campbell Hall, New York 10916

Regular Meeting

March 2, 1989

Page five

Mr. Strohli speak with the owner of the property and the the owners representatives.

Town Attorney DiNardo noted that due to the lengthy past history of Otterkill Estates, a working meeting with consultants and applicant to review status of Otterkill Estates prior to final approval should be held.

Mr. DeWinter noted that both he and Mr. Tully are in the midst of reviewing proposal and advised the original plan indicated drainage improvements on Twin Arch Road that are not indicated on this map and RCP (reinforced concrete pipe) should be used for drainage.

Motion made by Mr. Smith, seconded by Mr. Losurdo to approve the minutes of the February 16, 1989 and February 23, 1989 meetings as presented. All in favor. Motion carried.

Motion made by Mr. Ballard, seconded by Mr. Losurdo to adjourn the meeting at 9:55 P.M.

# Hamptonburgh Planning Board

Campbell Hall, New York 10916

Regular Meeting

April 6, 1989

Page three

Motion made by Mr. Ballard, seconded by Mrs. Luft to schedule preliminary public hearing on May 18, 1989 at 8:00 P.M. for 2 lot subdivision of the lands of Andresen located on Purgatory Road. All in favor. Motion carried.

## KELLER, R. & D. - Hulsetown Road

The Board reviewed proposed 2 lot subdivision with Mr. J. Dillin, representative, and discussed history of easement (14-3-1.215) presently owned by Moffet.

Town Attorney DiNardo advised it was intended by the Planning Board to be used just this way. It was intended by the Planning Board to cause this strip to be transferred, sold, conveyed, given, whatever, to the lands of what is now Keller. It didn't happen.

Mr. Dillin advised that applicant will pursue as far as they can and will ask the Town for assistance in obtaining the property. Mr. A. Lipman advised contact with Moffet has been non-existent - have not been able to reach them by any means.

Town Attorney DiNardo noted that until 'flagpole' becomes a public road, it is a 'flag-lot'. Discussion held regarding location of flagpole/town road i.e. effect on Hemming property; elimination of cul-de-sac; review interior road pattern; resolve Moffet issue first.

## OTTERKILL ESTATES - PHASE III & IV - Twin Arch Road

Motion made by Mrs. McNamara, seconded by Mr. Losurdo to schedule final public hearing on April 20, 1989 at 8:30 P.M. for 28 lot subdivision of the lands known as Otterkill Estates Phase III & IV located on Twin Arch Road. All in favor. Motion carried.

The Board discussed request by adjacent property owner for access into the Otterkill Estates subdivision. It was noted that during the last discussion of this request the Board determined that it was not practical due to topography and length of road required; subdivision has received Health Dept. approval; any possible purchase of parcel by adjacent property owner for access should be done as soon as possible so if people buy off the map they buy with notice that there is a road or stub street there.

# Hamptonburgh Planning Board

Campbell Hall, New York 10916

Public hearing  
April 20, 1989  
Page five

Applicants representative was advised of additional review by Planning Board prior to O.C. Health Dept. approval.

## OTTERKILL ESTATES - PHASE III & IV - Twin Arch Road

Chairman Innamorato opened the public hearing at 8:53 P.M.

Mr. Zimmerman, representative, reviewed history of Otterkill Estates for the benefit of the audience and noted that Phase III consists of 12 lots and Phase IV consists of 16 lots.

Ms. E. McMillin questioned if hill on Lot 45 will be leveled out, the location of the septic system, size of smallest lot allowed and expressed concern of possible contamination of well on her parcel. Mr. Zimmerman noted there will be some grading and septic system is located in the rear of the property and will drain with the topography. The plans have been approved by the O.C. Health Dept. and indicates the wells and location of the septic. The smallest lot allowed is 40,000 sq. ft.

Mr. S. Lindemann questioned testing once lots are lowered, when cliffs of dirt will be removed and noted flooding in his backyard. Mr. Zimmerman advised the tests were taken in a area that is not going to be regraded. The grading is taking place where the house will be located, not the septic. There are proposals for drainage improvements to be made through the property in relation to this subdivision. Any present problems should be eliminated once the subdivision is completed. Not exactly sure when cliffs will be graded off or cleared.

Engineer Tully noted he will examine and if regrading is necessary it will be included in the bond. Precautions against contamination of wells are taken by having subdivisions reviewed by the Health Dept. There are no guarantees that there could never be any problems in the future.

Mr. Lipman, representative for owner of parcel 13-1-49, noted objection to this proposal. Client had no knowledge of subdivision prior to final public hearing. He has owned the parcel for approximately six months. Believes some provisions should have been made via, stub street, easement or driveway area for access to his parcel.

Engineer Tully noted prior to final approval bonds have to be posted, descriptions of easements and rights-of-way offered for dedication to be

# Hamptonburgh Planning Board

Campbell Hall, New York 10916

Public hearing  
April 20, 1989  
Page six

reviewed and approved by the Town Attorney and himself. Plans for off-site improvements to be reviewed.

Town Attorney noted usual dedication and bonding requirements be referred to Town Board for approval.

Motion made by Mr. Losurdo seconded by Mr. Smith to grant final approval of 28 lot subdivision of the lands known as Otterkill Estates-Phase III & IV located on Twin Arch Road being tax map parcel Sec. 13, Blk. 1, Lot 47.3 and authorize the Chairman to sign the map after review by Town Attorney and Town Engineer and approval by Town Board. All in favor. Motion carried.

Chairman Innamorato closed the public hearing at 9:15 P.M.

TOWN OF HAMPTONBURGH  
NOTICE IS HEREBY GIVEN that the following public hearings will be held by the Hamptonburgh Planning Board on April 20, 1989 in Town Hall, Church Street, Campbell Hall, New York:  
7:30 P.M. - continuation of public hearing for 12 lot subdivision of the lands of A.V.G. Realty Corp. located on Maybrook Road (County Route 4) being tax map parcel 2-1-31.  
7:35 P.M. - 2 lot subdivision of the lands of Zick located on Steep Ford Road (County Route 13) being tax map parcel 4-1-41.  
8:30 P.M. - continuation of public hearing for 4 lot subdivision of the lands of Quality Builders of the County of Orange Inc. located on Hickory Drive being tax map parcel 13-1-40.21 and 13-1-40.22.  
8:35 P.M. - continuation of public hearing for 12 lot subdivision of the lands of Pace located on Elm Road (County Route 28) being tax map parcel 13-1-1043.  
9:30 P.M. - 28 lot subdivision of the lands known as Otterkill Estates-Phase III & IV located on Twin Arch Road being tax map parcel 13-1-47.3.

April 13, 1989 Edition  
Times Herald Record

# Hamptonburgh Planning Board

Campbell Hall, New York 10916

Review Meeting  
November 2, 1989  
Page three

## BARBIERI, C. -- Site Plan -- Smith pond Road

Attorney Donovan advised expanded or altered use in NB zone requires Site Plan. Site Plan to be drawn by qualified, competent individual. More information is required for Board to review proposal.

## T & F REALTY - Rt. 207/Stony Ford Road

Secretary advised Board of telephone conversation with Mr. Mills advising that Worrad has lost lease and a new Site Plan for the parcel will be submitted in the future.

## WILDER, J. - 6 lot subdivision - Rt. 207/Day Road

It was noted that the new Master Plan indicates a realignment of Day Road and that any development of this parcel should keep this in mind.

Engineer Tully to discuss potential development of this parcel with Mr. Hawkins, subdivider.

## OTTERKILL ESTATES - SEC. III & IV - 28 lot subdivision - Twin Arch Road

The applicant requested extension of Final approval via correspondence dated October 19, 1989.

The Board noted that they will be reluctant to grant any additional extensions unless public improvements such as rough grading of proposed road and storm drainage work has been completed.

Motion moved by Mr. Losurdo, seconded by Mr. Winchell to grant an extension of Final approval of 28 lot subdivision known as Otterkill Estates, Sec. III & IV located on Twin Arch Road to expire on January 19, 1990 and request applicant appear before the Board on January 4, 1990. All in favor. Motion carried.

Motion moved by Mr. Ballard, seconded by Mr. Winchell to adjourn the meeting at 9:32 P.M. All in favor. Motion carried.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/05/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE

APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/08/90	P.B. APPEARANCE	L.A./NEG.DEC APPROVE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE  
APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	07/20/90	MUNICIPAL HIGHWAY	/ /	
ORIG	07/20/90	MUNICIPAL WATER	07/20/90	APPROVED
ORIG	07/20/90	MUNICIPAL SEWER	/ /	
ORIG	07/20/90	MUNICIPAL SANITARY	07/20/90	APPROVED
ORIG	07/20/90	MUNICIPAL FIRE	07/23/90	APPROVED
ORIG	07/20/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE  
APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/20/90	APPLICATION FEE	CHG	25.00		
07/20/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/18/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Other engineerng

FOR PROJECT NUMBER: 90-36

NAME: ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE

APPLICANT: ACKER, WM., VAN LEEUWEN, H. & FIEDELHOLTZ

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/17/90	ENG. FEE/LOT LINE CH	PAID		72.50	
09/17/90	ENG.FEE/LOT LINE CHG	CHG	72.50		
		TOTAL:	72.50	72.50	0.00

ACKER, VAN LEEUWEN & FIEDELHOLTZ LOT LINE CHANGE (90-36)  
BEATTIE ROAD

Elias Grevas, L.S. came before the Board representing this proposal.

MR. VAN LEEUWEN: I'd like to remove myself from the Board for this application.

MR. GREVAS: This is a proposed lot line change to add a portion of tax lot 91 to tax lot 92 in up against the Town of Hamptonburg, Town of New Windsor line to conform to a proposed 50 foot right-of-way in place of an existing 30 foot right-of-way which you can see this is the existing 30 foot right-of-way and this is the proposed 50 foot right-of-way and we are sprinning it around this way a little bit and it is in excess of 50 feet at the boundary line to align the proposed right-of-way toward the piece of property in the Town of Hamptonburg.

MR. SCHIEFER: This is the lot line change right in here?

MR. GREVAS: That is correct, the dark line is the proposed line. The other line, the lighter line is the existing lot line and you can see the distances are on the plan is approximately 60 feet along the boundary which is being eliminated and this line swung over in that direction.

MR. SCHIEFER: I see no problem with this. The only impact there will be a 50 foot right-of-way on Beattie Road instead of a 30 foot, I see no problem with that personally and the rest of it, that is the way he wants to.

MR. PAGANO: I make a motion we approve it.

MR. MC CARVILLE: I make a motion we take lead agency

MR. PAGANO: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye
Mr. Lander	Aye

MR. MC CARVILLE: I make a motion we declare a negative declaration.

MR. PAGANO: I will second that again.

ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. PAGANO: I make a motion we approve the Acker, VanLeeuwen & Fiedelholtz Lot Line Change.

MR. DUBALDI: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

ACKVF.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 July 1990

SUBJECT: Acker, VanLeewen & Fiedelholz Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-36

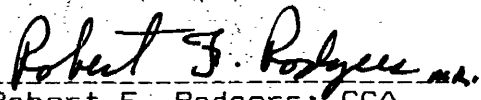
DATED: 17 July 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-070

A review of the above referenced subject lot line change was conducted on 23 July 1990.

This lot line change is acceptable.

PLANS DATED: 17 July 1990; Revision 2.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

Orig  
JUL 17 1990

90-36

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSN.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

lot line change

The maps and plans for the Site Approval

Subdivision \_\_\_\_\_ as submitted by  
Grevas and Hildreth for the building or subdivision of  
William J. Acker has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Does not involve waste disposal systems.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman R. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

July 20, 1990  
\_\_\_\_\_  
DATE

CC: M.E.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR ~~SITE PLAN, SUBDIVISION PLAN,~~  
~~OR~~ LOT LINE CHANGE APPROVAL

WILLIAM J. ACKER, DOLORES ACKER, HENRY

1. Name of Project VAN LEEUWAN & JERALD FIEDELHOLTZ LOT-LINE  
CHANGE
2. Name of Applicant SAME Phone 562-4630  
Address 270 QUASSAICK AVE NEW WINDSOR, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owners of Record SAME Phone —  
Address —  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HYDROTH Phone 562-8667  
L.S., P.C.  
Address 33 QUASSAICK AVE NEW WINDSOR, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JERALD FIEDELHOLTZ Phone 562-4630  
Address 270 QUASSAICK AVE NEW WINDSOR, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning  
Board Meeting GREVAS & HYDROTH, L.S., P.C. Phone 562-8667  
(Name)
7. Location: On the WEST side of BEATTIE ROAD  
1,400 ± feet NORTH (Street)  
(Direction)  
of NEW WINDSOR / HAMPTONBURGH TOWN LINE  
(Street)
8. Acreage of Parcel 10.0 ± AC. 9. Zoning District R-1
10. Tax Map Designation: Section 55 Block 1 Lots 91 & 92
11. This application is for LOT-LINE CHANGE

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership

Section NONE Block                      Lot(s)                     

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

We William Delores Acker being duly sworn, deposes and says that he resides at 45 Beattie Rd Washington in the County of Orange and State of New York and that he is (the owner in fee) of                     

(Official Title)

of the ~~Corporation~~ which is the Owner in fee of the premises described in the foregoing application and that he has authorized                      to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

24th day of June 1980

[Signature]  
Notary Public

[Signature]  
(Owner's Signature)

[Signature]  
(Applicant's Signature)

Owner  
(Title)

Commission expires May 31, 1991

[Signature]

PROJECT I.D. NUMBER

617.21

90-36

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <i>WILLIAM J. ACKER, DOLORES ACKER</i>		2. PROJECT NAME <i>LOT-LINE CHANGE</i>	
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>WEST SIDE OF BEATTIE ROAD 1,400±' NORTH OF NEW WINDSOR / HAMPTON BURN TOWN LINE</i>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>LOT LINE CHANGE RESULTING IN 0.06 AC. CHANGE IN AREA OF ACKER PROPERTY FROM 5.00 AC TO 4.94 AC.</i>			
7. AMOUNT OF LAND AFFECTED: Initially <i>10.0</i> acres Ultimately <i>10.0</i> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>N/A</i>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>x William J. Acker</i>		Date: <i>6-29-90</i>	
Signature: <i>x Dolores Acker</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> <b>C1.</b> Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:     <b>C2.</b> Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:     <b>C3.</b> Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:     <b>C4.</b> A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:     <b>C5.</b> Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:     <b>C6.</b> Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:     <b>C7.</b> Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:     	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly     	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	<hr/>
Date	
<hr/>	

## PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

WILLIAM J. ACKER &  
DOLORES ACKER, deposes and says that he  
 resides at 45 BEATTIE ROAD, WASHINGTONVILLE  
 (Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of TAX MAP SECTION 55  
BLOCK 1 Lot 91

which is the premises described in the foregoing application and  
 that he has authorized GRENS & HILDRETH, L.S., P.C.  
 to make the foregoing application as described therein.

Date: 6-29-89

William J. Ackers  
 (Owner's Signature)

John Frederick Wilson

Dolores Ackers  
 (Witness Signature)

Owner's Signature

## TOWN OF NEW WINDSOR PLANNING BOARD

## MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ N/A Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ N/A Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ N/A Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. N/A Number the lots including residual lot.
24. N/A Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

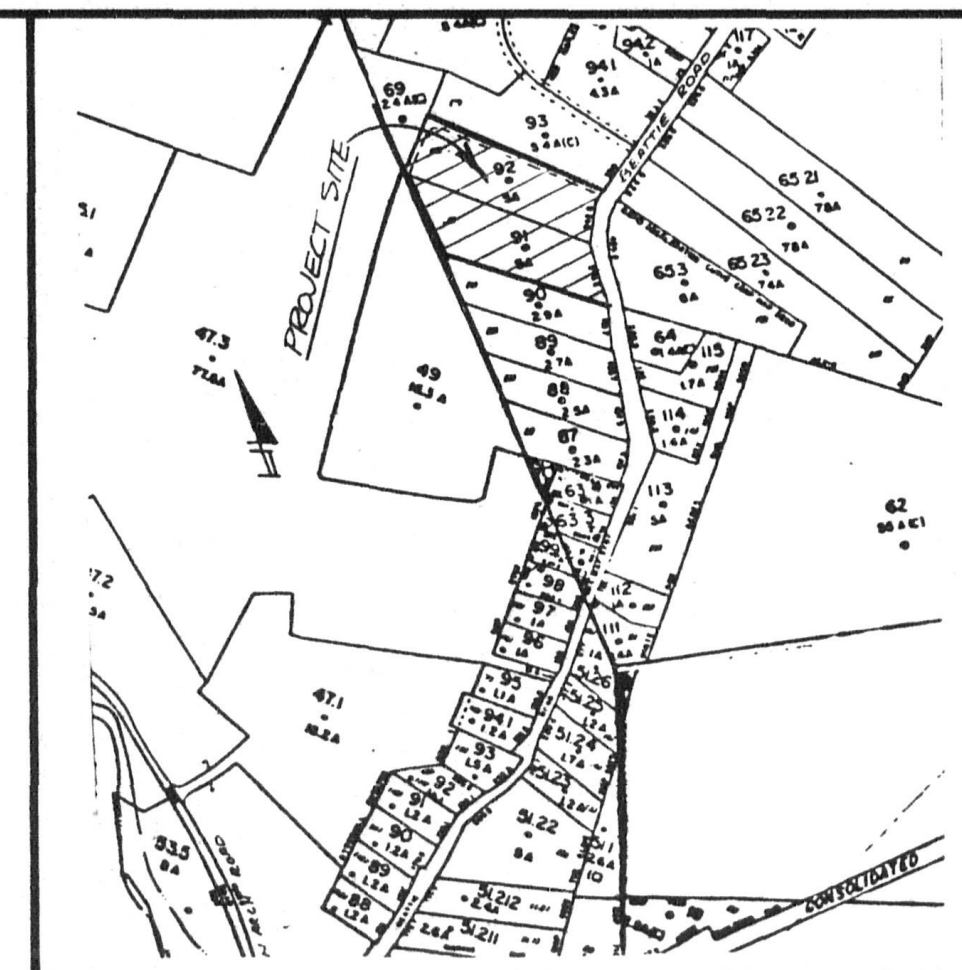
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Hildrich L.S.  
Licensed Professional

Date: 18 July, 1990



LOCATION PLAN  
1"=800'

# NOTES

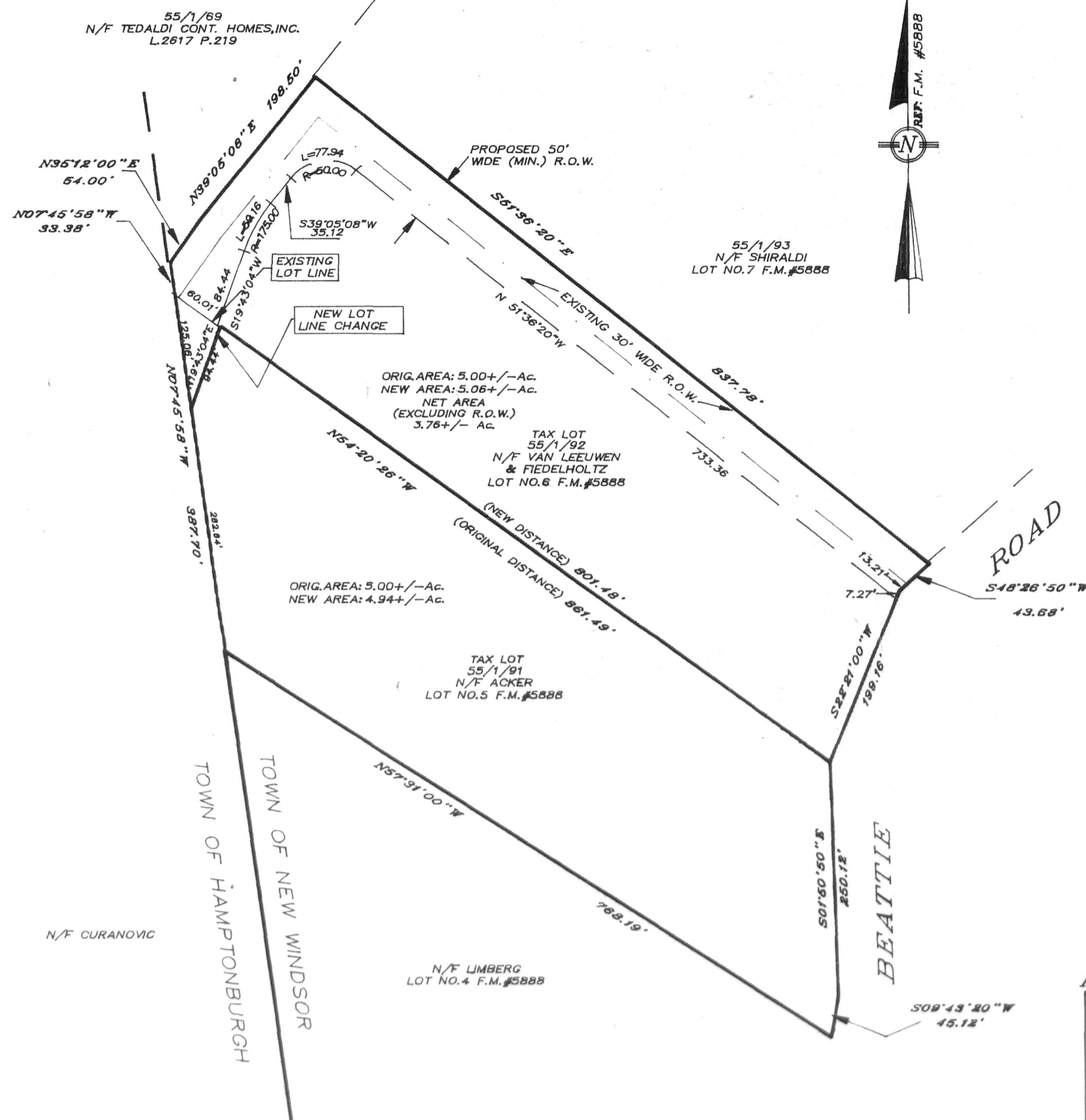
1. Being a proposed Lot Line Change between Lot No. 5 and Lot No. 6, as shown on a map entitled "Red Maples", said map having been filed in the Orange County Clerk's Office as Map No. 5888.
2. Also being a Lot Line Change between lands shown on the Town of New Windsor Tax Maps as Section 55, Block 1, Lots 91 & 92.
3. PROPERTY ZONE: R-1
4. PROPERTY OWNERS/APPLICANTS: Henry Van Leeuwen, Jerald Fiedelholtz, William J. Acker, Dolores Acker
5. TOTAL PARCEL AREA: 10.0 +/- Acres
6. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

## PLANNING BOARD APPROVALS

LOT-LINE CHANGE - APPROVED GRANTED  
BY PLANNING BOARD SEP. 12, 1990  
DANIEL C. MCGARVILLE  
PLANNING BOARD SEC.  
90-36



<b>Grevas &amp; Hildreth, P.C.</b> LAND SURVEYORS 33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (516) 542-8887		PLAN FOR: <b>WILLIAM J. ACKER, DOLORES ACKER          AND HENRY VAN LEEUWEN          &amp; JERALD FIEDELHOLTZ</b>	
REVISIONS: DATE DESCRIPTION 3/7/90 GENERAL REVISIONS 7/17/90 ADDED METES & BOUNDS, NET LOT AREA	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	Drawn: Checked: Scale: 1"=100' Date: 3 Jan. '90 Job No: 87-235	<b>LOT-LINE CHANGE</b>

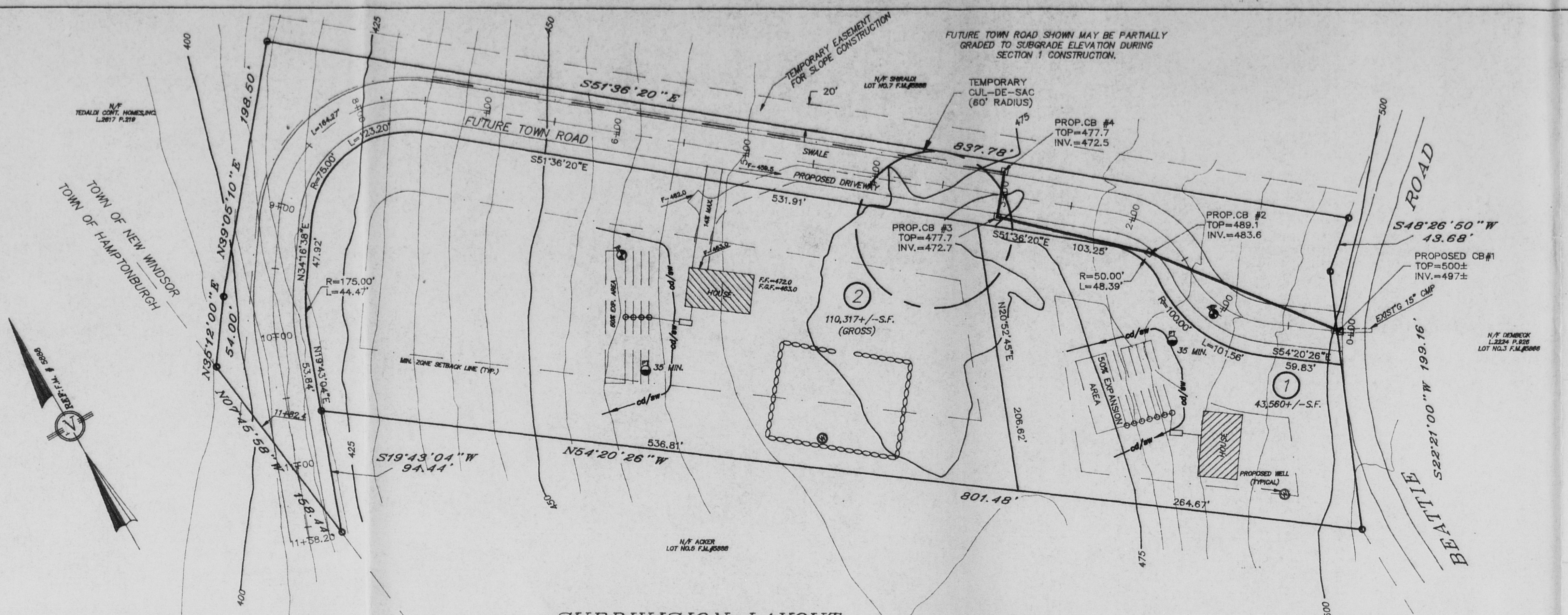


OWNERS CONSENT:  
I have reviewed this plan and find it acceptable.

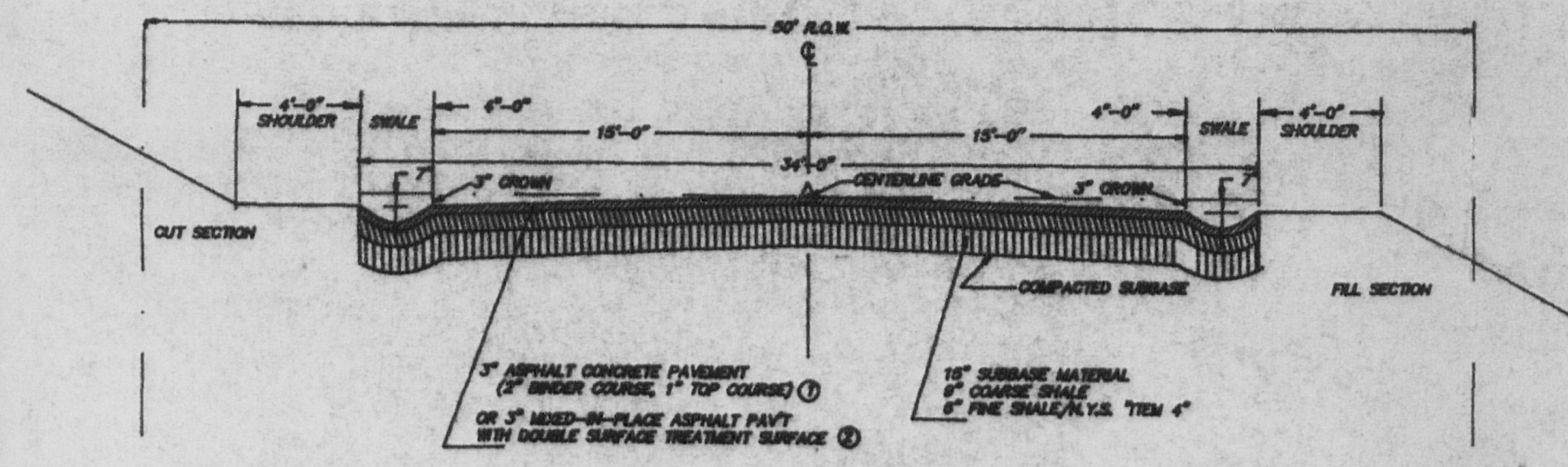
*William J. Acker*  
OWNER

OWNERS CONSENT:  
I have reviewed this plan and find it acceptable.

*Dolores Acker*  
OWNER



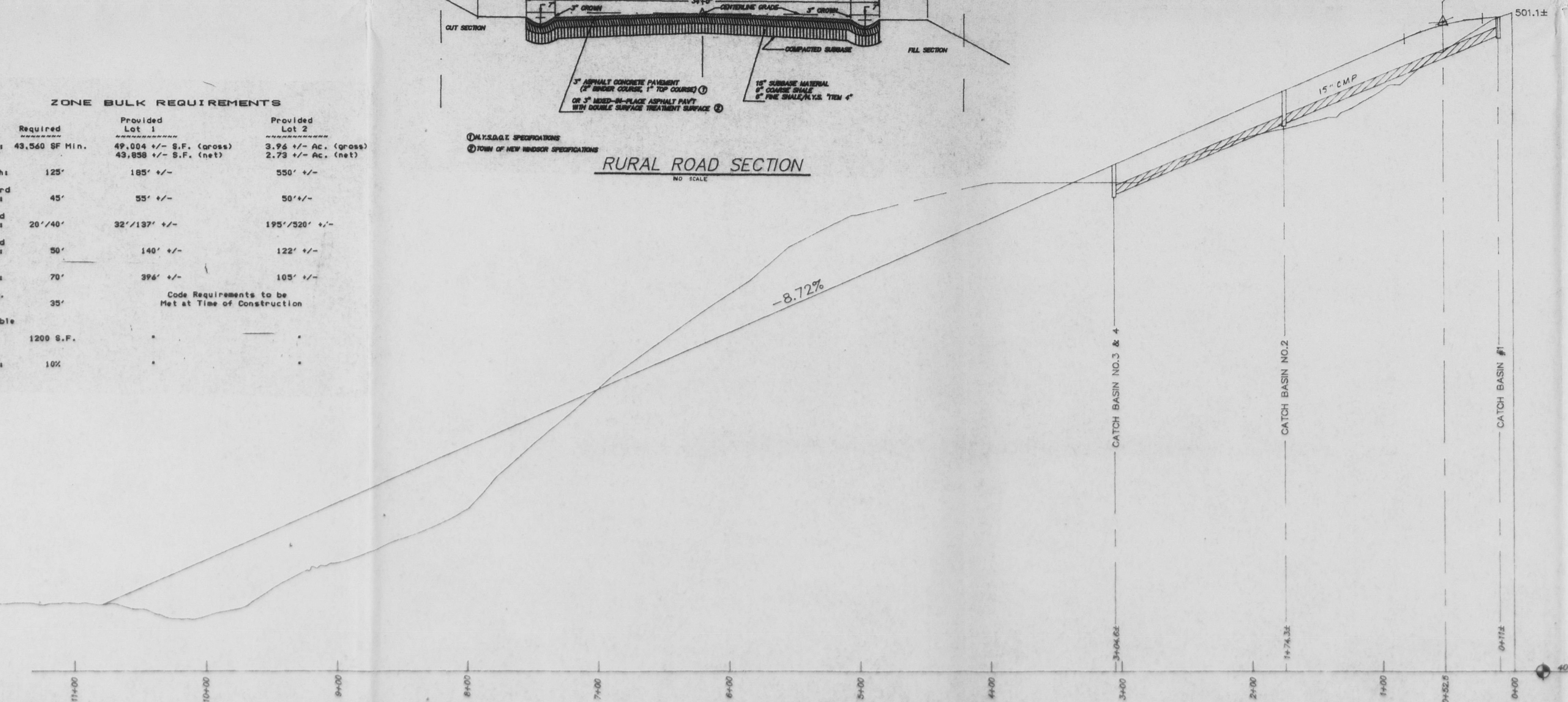
**SUBDIVISION LAYOUT**  
SCALE: 1"=50'



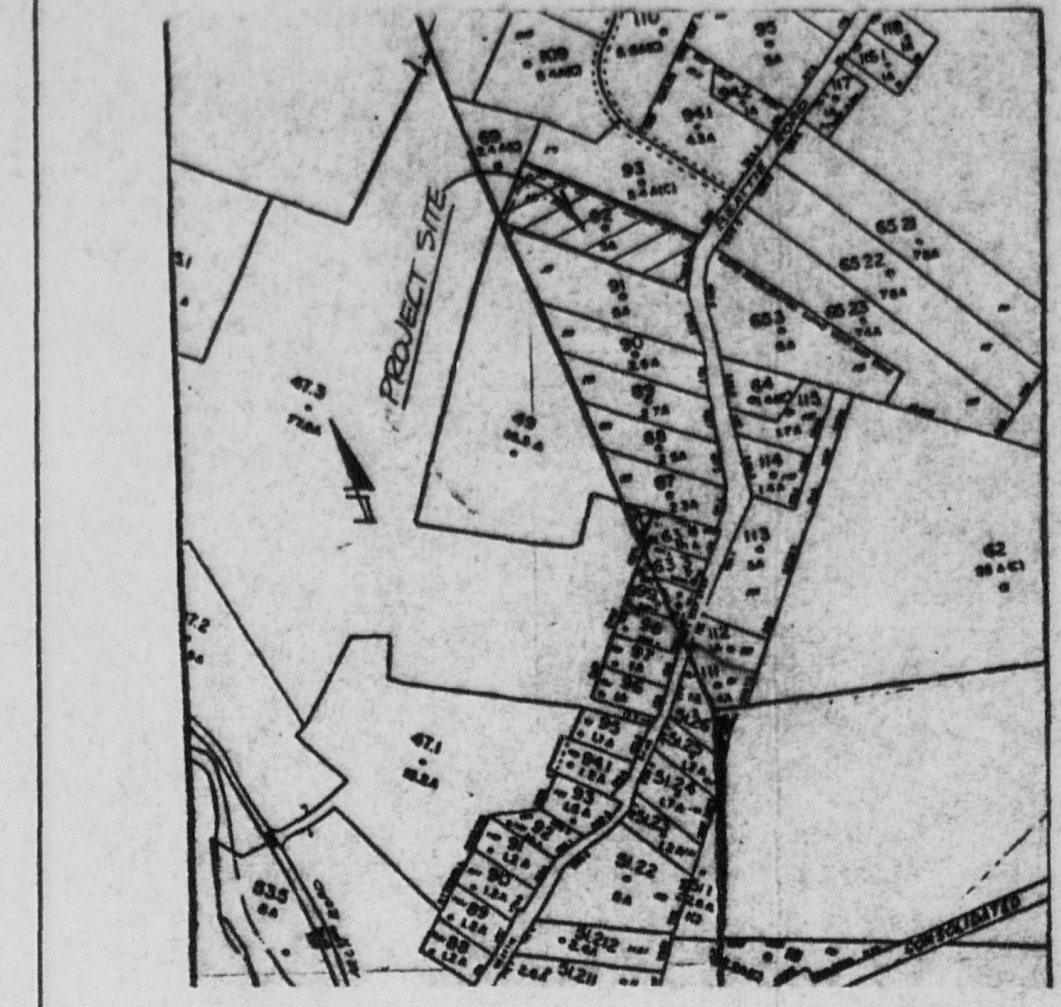
**RURAL ROAD SECTION**  
NO SCALE

**ZONE BULK REQUIREMENTS**

	Required	Provided Lot 1	Provided Lot 2
Lot Area:	43,560 SF Min.	49,004 +/- S.F. (gross) 43,858 +/- S.F. (net)	3.94 +/- AC. (gross) 2.73 +/- AC. (net)
Lot Width:	125'	185' +/-	550' +/-
Front Yard Set Back:	45'	55' +/-	50' +/-
Side Yard Set Back:	20'/40'	32'/137' +/-	195'/520' +/-
Rear Yard Set Back:	50'	140' +/-	122' +/-
Street Frontage:	70'	396' +/-	105' +/-
Max. Bldg. Height:	35'	Code Requirements to be Met at Time of Construction	
Min. Livable Floor Area:	1200 S.F.		
Devel. Coverage:	10%		



**ROAD PROFILE**  
SCALE: 1"=30' HORIZ., 1"=10' VERT.



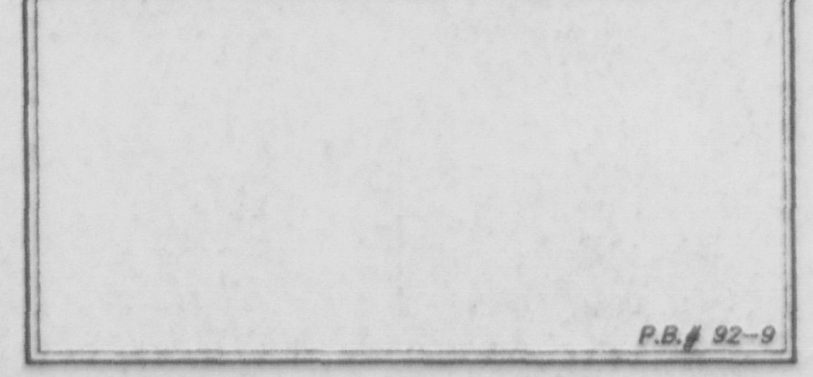
**LOCATION PLAN**  
1"=800' +/-

- NOTES**
- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 55, Block 1, Lot 92.2. Said Lot being Lot No. 4 as shown on a map entitled "Red Maples", said map having been filed in the Orange County Clerk's Office as Map No. 5888, having been revised by a plan entitled "William J. Acker, Dolores Acker and Henry Van Leeuwen and Gerald Fiedelholz" Lot-Line Change, said plan having been filed in the Orange County Clerk's Office on 28 September 1990 as Map No. 10032. Deed of Record: Liber 3364 Page 7.
  - OWNER/APPLICANT: Parkview Holding Corp.  
P.O. Box 398  
Tallman, NY 10982
  - TOTAL PARCEL AREA: 5.08 Acres
  - NUMBER OF LOTS: Two (2)
  - SANITARY SEWAGE DISPOSAL AND WATER SUPPLY: Individual Systems
  - Topographic information shown hereon was taken from Filed Map No. 5888.
  - PARCEL ZONE: R-1 (Single Family Homes)
  - Percolation tests shown were observed December 1987 and October 1991. Deep test pits shown were observed on 14 October 1991.
  - Sanitary systems shown are sized for three (3) bedroom houses, which is the maximum to be permitted on the lots shown.
  - Sanitary systems and wells must be constructed at the locations shown, and in accordance with the designed layout.
  - Unauthorized alteration or addition to this plan is a violation of Section 7209 (2) of the New York State Education Law.
  - Prepared pursuant to Section 7208 (n) of the New York State Education Law.

**CERTIFICATION**  
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 29 April 1992 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc. and is, to the best of my knowledge and belief, correct.

**OWNERS CONSENT:**  
I have reviewed this plan and find it acceptable.  
*[Signature]*  
OWNER

**PLANNING BOARD APPROVAL**



PLAN FOR: **PARKVIEW HOLDING CORP.**

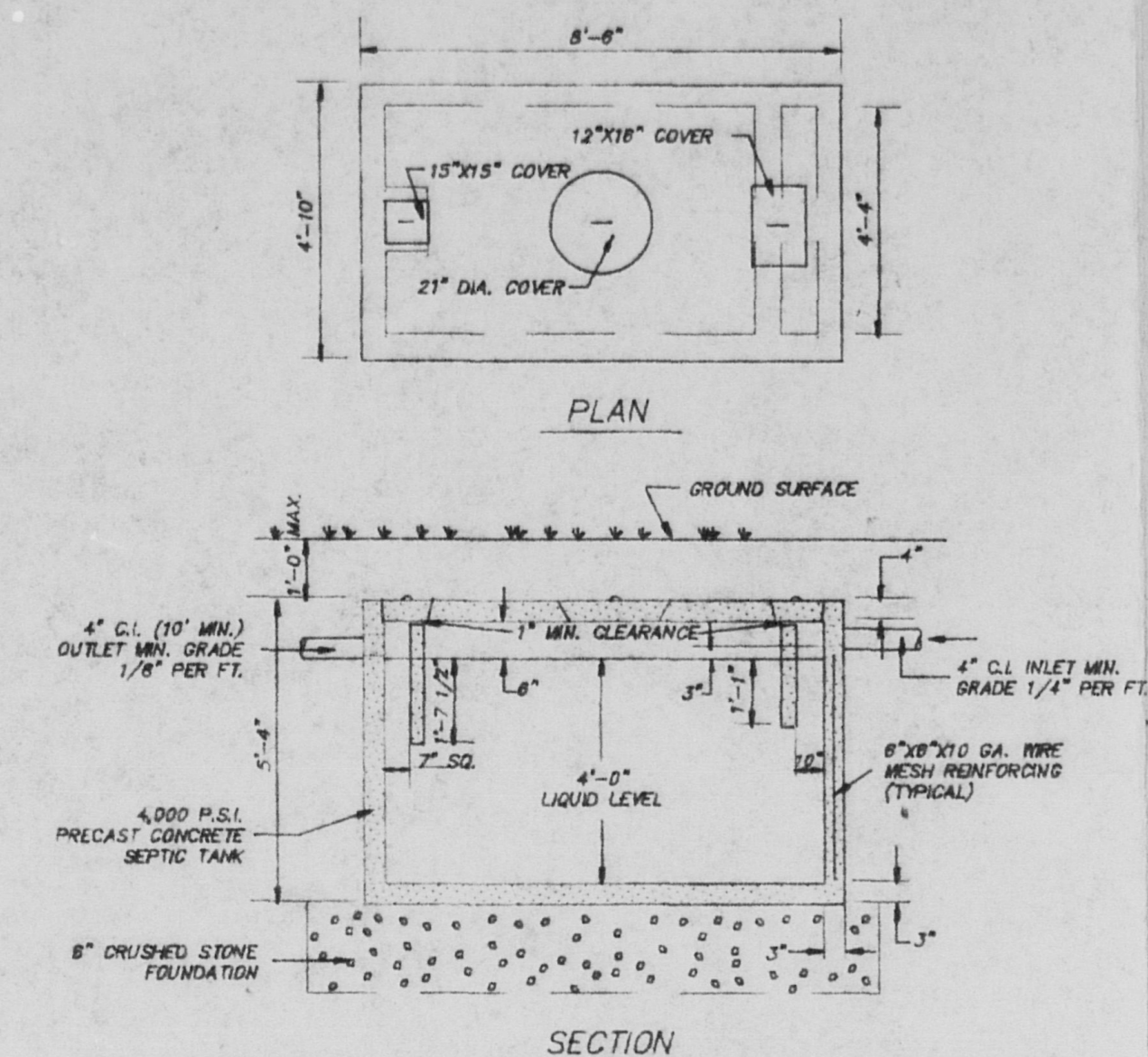
**Grevas & Hildreth, P.C.**  
33 QUANBARK AVENUE, NEW WINDSOR, NEW YORK 12553  
TEL: (518) 582-2887

DATE	DESCRIPTION	ACADEMICAL
2/18/92	GENERAL REVISIONS	Drawn: SRG
3/23/92	GENERAL REVISIONS	Checked:
5/8/92	REVISED TO FINAL	Scale: As Shown
5/16/92	REVISOR FILED COMMENTS OF 5/13/92	Date: 30 Jan 92
8/1/92	REVISED ROAD LOCATION	Job No: 87-235

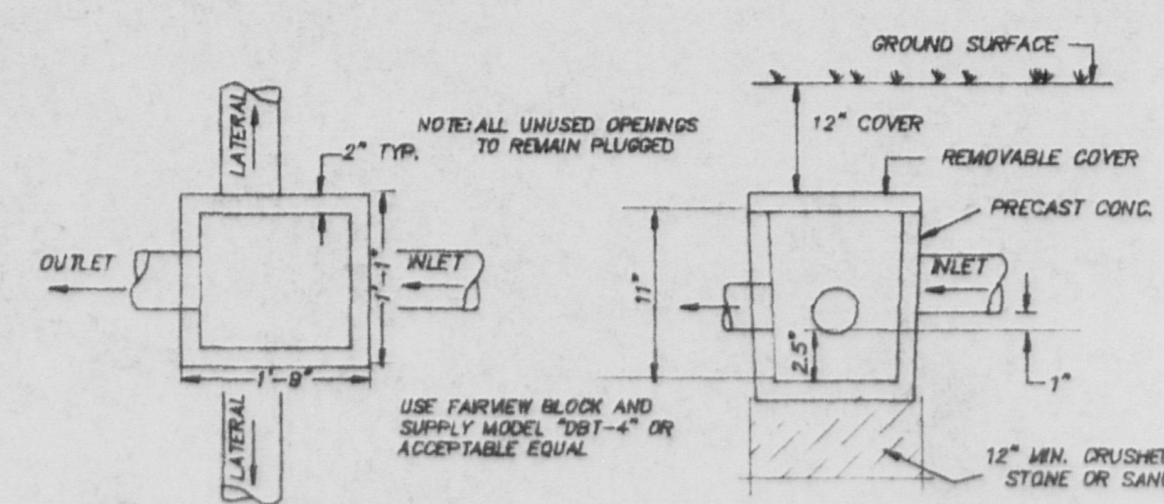
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

**MINOR SUBDIVISION SECTION I**

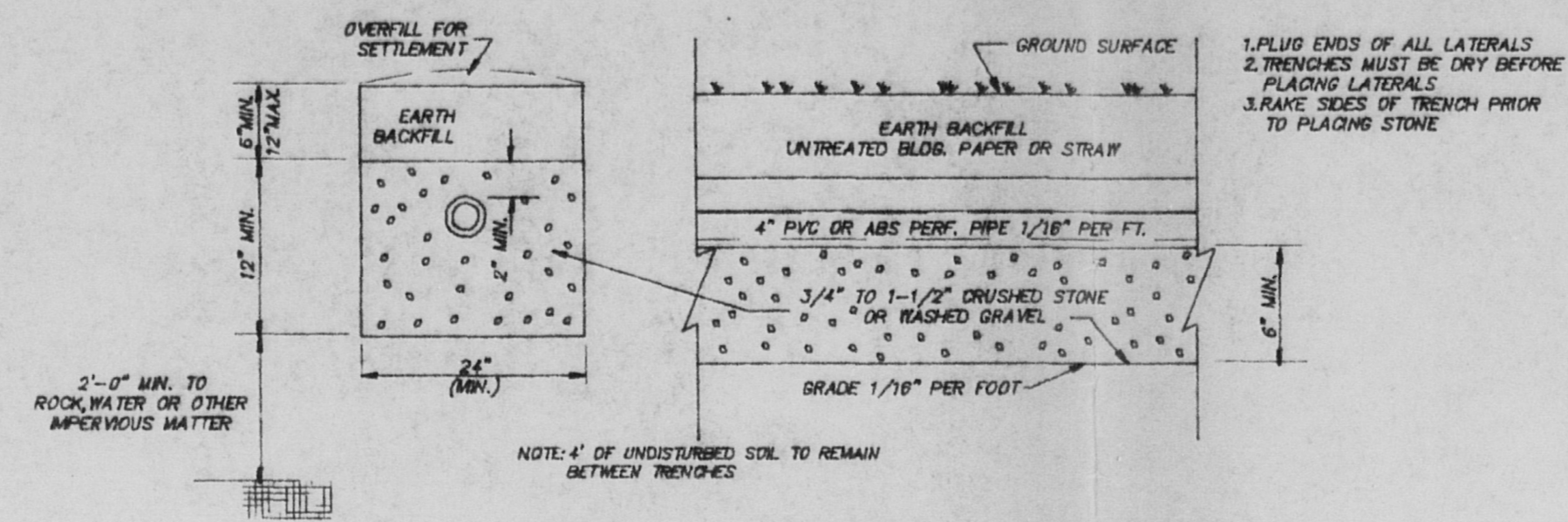
92-9



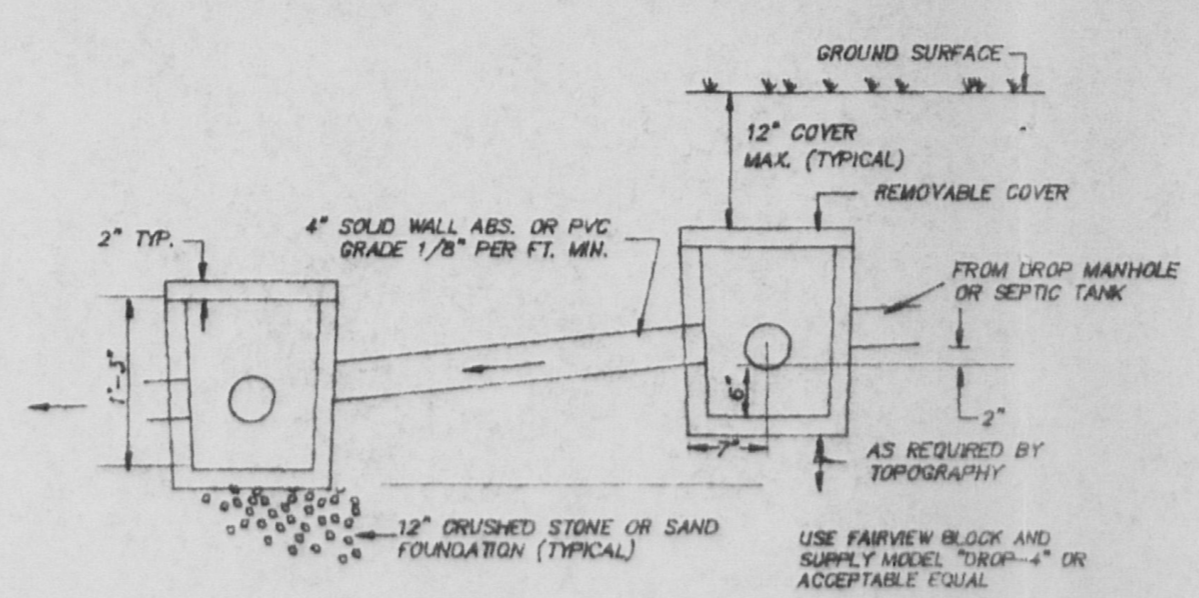
SEPTIC TANK DETAILS, 1000 GAL.  
NO SCALE



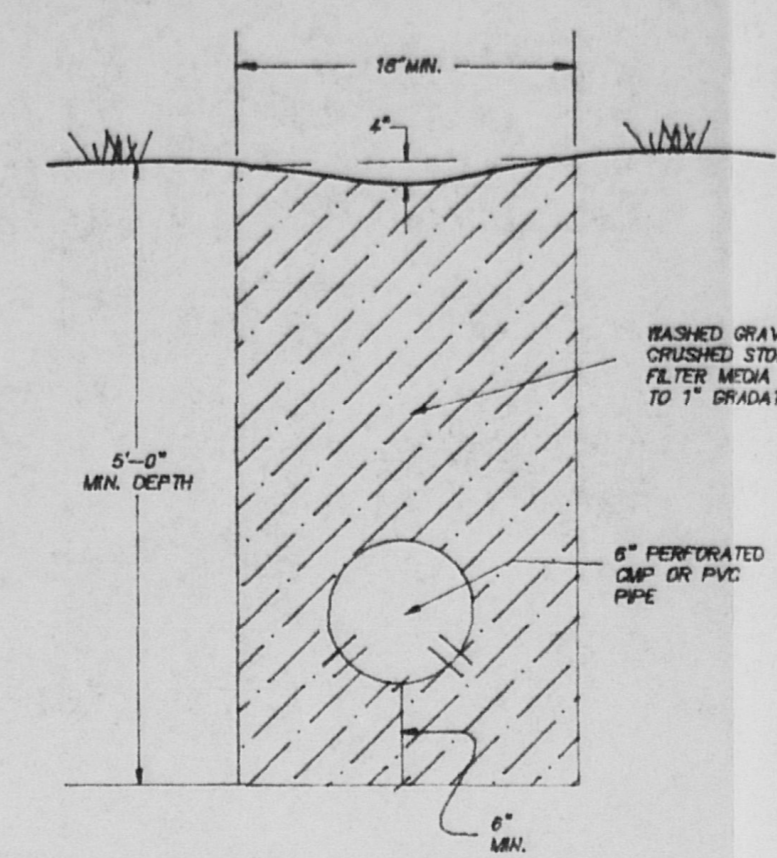
DISTRIBUTION BOX DETAILS  
NO SCALE



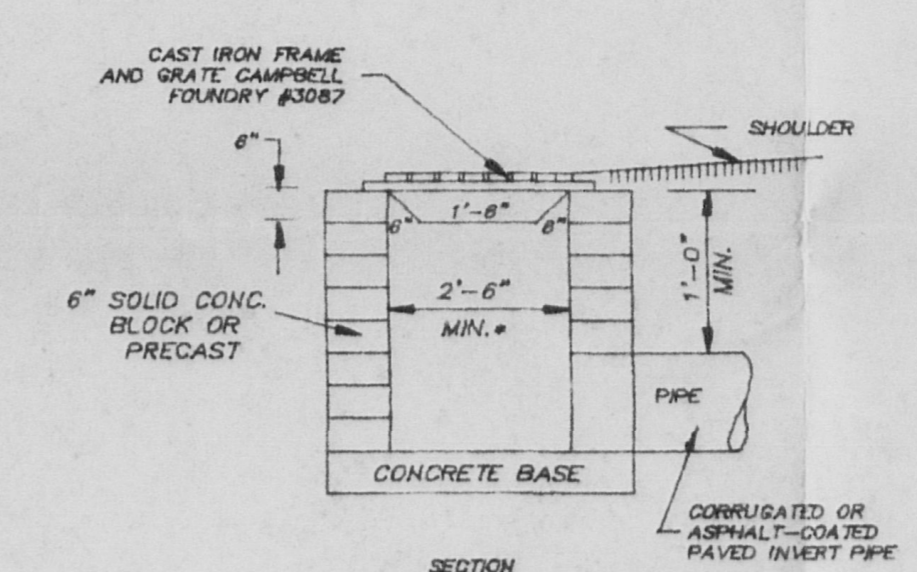
ABSORPTION TRENCH DETAILS  
NO SCALE



DROP MANHOLE DETAIL  
NO SCALE



CURTAIN DRAIN DETAIL  
NO SCALE



CATCH BASIN DETAILS  
NO SCALE

DESIGN CRITERIA LOT NO.1  
Percolation Test Performed December 1987 and October 1991  
Stabilized Percolation Rate: 35 Min.  
Number of Bedrooms: 3  
Design Flow Rate: 390 Gallons Per Day  
Absorptive Rate: 0.5 Gallons Per Day/S.F.  
Absorptive Trench: 390 Linear Feet Required  
392 Linear Feet Provided

Deep Test Pit Observations: 14 October 1991  
1' Topsoil  
2' Damp Sandy Loam With Some Clay and Cobbles. Water Intrusion and Mottled Soil at 4' +/-  
No Rock at 8'

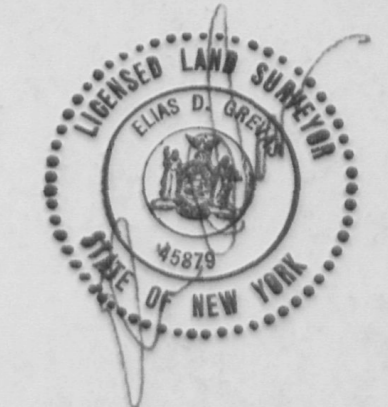
DESIGN CRITERIA LOT NO.2  
Percolation Test Performed December 1987 and October 1991  
Stabilized Percolation Rate: 35 Min.  
Number of Bedrooms: 3  
Design Flow Rate: 390 Gallons Per Day  
Absorptive Rate: 0.5 Gallons Per Day/S.F.  
Absorptive Trench: 390 Linear Feet Required  
392 Linear Feet Provided

Deep Test Pit Observations: 14 October 1991  
1' Topsoil  
3' Dry Sandy Loam with Some Clay and Cobbles. Mottled Soil at 4' +/-  
4' Damp Clayey Loam with Some Cobbles  
No Rock or Groundwater at 8'

SANITARY SEWAGE DISPOSAL SYSTEM NOTES

- Sanitary Sewage Disposal Systems must be constructed in the locations shown, unless additional satisfactory soils tests are performed by a N.Y.S. LICENSED DESIGN PROFESSIONAL.
- There are no existing wells or sanitary systems on adjoining properties within the N.Y.S. DEPARTMENT OF HEALTH SEPARATION REQUIREMENTS.
- All equipment and its installation shall be in accordance with the Approved Plans and subject to the inspection and approval of all applicable local and Governmental Agencies having jurisdiction including the following:  
NEW YORK STATE DEPARTMENT OF HEALTH  
TOWN OF NEW WINDSOR SEWER DEPARTMENT
- Precast concrete septic tank capacity shown hereon is minimum.
- Lateral outlets from Distribution Boxes shall be solid-wall pipe for a distance of two (2) feet from the distribution boxes.
- Minimum separations required from septic disposal system:  
Property line: 10'  
Wells: Upgrade from San. Syst.: 100'  
Downgrade from San. Syst.: 200'  
House to absorp. syst.: 20'  
House to septic tank: 10'  
Surf. water to absorp. syst.: 100'  
Septic tank to well: 50'
- Precast concrete structures are manufactured by:  
Woodard Concrete Products, Inc. Fairview Block Supply Corp.  
Bullville, New York 68 Violet Avenue  
Poughkeepsie, NY  
or approved equal.
- Cellar, roof, footing drains to be diverted from sanitary system areas.
- Surface water shall be diverted from sanitary system areas and wells.
- Water softener recharge waste shall not be discharged to the sewage disposal system. A separate disposal system for that waste is required.

CERTIFICATION  
COUNTY OF ORANGE Local Law # 1 of 1989  
I hereby certify that the Water and Sewer Systems shown on this plan were designed in accordance with the Standard and Requirements promulgated by the N.Y.S. Departments of Health and Environmental Conservation for residential lots as amended from time to time, and further that such design is based on actual soil and site conditions found upon such lot at the design location at the time of design.



Grevas & Hildreth, P.C. 30 CLARENCE AVENUE, NEW WINDSOR, NEW YORK 12550 TEL: (518) 533-8887		PLAN FOR: PARKVIEW HOLDING CORP.	
REVISIONS	DATE	DESCRIPTION	TOWN OF NEW WINDSOR
1	4/8/92	GENERAL REVISIONS	ORANGE COUNTY
2	5/5/92	REVISED TO FINAL	NEW YORK
DATE: 4/8/92		CHECKED: [Signature]	CONSTRUCTION DETAILS
DATE: 30 Jan '92		Job No: 92-230	

This is to certify that the above is a true and correct copy of the certificate on file in Bureau of Vital Statistics Town of New Windsor, N. Y.

SIGNED: [Signature]  
Deputy Registrar